

YES! It's Included



**EVERYTHING'S
INCLUDED®**

LENNAR® FRYARS GATE – FRAZIER COLLECTION

Interior Features	Included
Direct vent fireplace with upgraded mantle and black slate surround	Yes!
3" engineered hardwood flooring in foyer, kitchen, dining room, main floor hallway and powder room	Yes!
Carpet in all bedrooms and family room	Yes!
Hardwood oak tread stairs leading to main level	Yes!
Smooth 9' ceiling on all floors	Yes!
Owner's suite with ceiling trim detail	Yes!
Crown molding and chair rail in dining room	Yes!
Window sill with apron	Yes!
3 ¼" baseboards	Yes!
Two-panel interior doors with satin nickel lever-style handles	Yes!
Overhead lights in all bedrooms	Yes!
Upgraded satin nickel light fixture package	Yes!
Open rail staircase on entry level	Yes!
Prewired for phones in kitchen and owner's suite	Yes!
Prewired for cable TV in family room and owner's suite	Yes!
Structured wiring system integrating phone and cable	Yes!
Prewired for ceiling fan in family room and owner's suite	Yes!
White wire closet shelving	Yes!
Full length mirror in owner's closet	Yes!
Ceramic tile flooring in all baths and laundry room	Yes!
Kitchen Features	
GE® stainless steel dishwasher / Energy Star® rated	Yes!
GE® stainless steel gas range	Yes!
GE® stainless steel microwave / vented to outside	Yes!
GE® 1/3 HP garbage disposal	Yes!
Recessed and pendant lighting	Yes!
Undermount 10" deep stainless steel sink with Moen® stainless steel pullout faucet	Yes!
3cm granite countertops with ceramic tile backsplash	Yes!
Staggered raised-panel birch cabinets with crown molding detail	Yes!

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Bathroom Features

Included

Owner's bath with garden soaker tub and separate shower	Yes!
Comfort-height, dual vanity in owner's bath	Yes!
Framed mirrors in owner's bath and powder room	Yes!
White cultured marble vanity tops with matte finish and bullnose edge in all full baths	Yes!
Raised-panel birch cabinets in all full baths	Yes!
Fiberglass tub in secondary baths	Yes!
Moen® brushed nickel plumbing fixtures in all baths	Yes!
Custom designed sink in powder room	Yes!

Exterior Features

Architecturally detailed elevations	Yes!
25-year traditional shingles	Yes!
Low-maintenance vinyl soffits and aluminum fascia	Yes!
Insulated fiberglass entry door with glass panel	Yes!
Deck at rear of home	Yes!
Fully sodded yard	Yes!
Professionally designed and maintained landscape package	Yes!
Two-car garage, prewired for garage door opener	Yes!
Garage interior fully drywalled, taped and sanded	Yes!
Seamless aluminum gutters and downspouts with splash blocks	Yes!

Ecosmart/Energy Features

Environments for Living® and Energy Star® certified	Yes!
Nexia™ home automation	Yes!
Housewrap with weather-resistant barrier	Yes!
Royal® Haven™ 7" solid core insulated siding in premium custom colors	Yes!
High-efficiency tankless water heater	Yes!
Energy-efficient Lennox™ 15 SEER central heat pump and air-conditioning	Yes!
Programmable thermostats on all floors	Yes!
All ductwork located within conditioned space	Yes!
Lennox™ healthy climate MERV 16 air-cleaner	Yes!
Carbon monoxide detectors on each floor	Yes!
Energy-efficient Low-E thermal pane vinyl tilt-sash windows with screens	Yes!
Continuous air-barrier with tight construction	Yes!
Weather-resistant OSB sub-flooring	Yes!
TechShield® radiant roof barrier	Yes!
100% CFL lightbulbs	Yes!
TAEXX pest control system	Yes!

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