

Classic Heritage Homes - Gateway Estates

Subdivision Features List for Gateway Estates Unit 1, Replat H APRIL 2023

Exterior

- Vinyl frame, double pane windows with “Low E” glass
- Front entry door 3’-0” by 8’-0” (per plan)
- Covered porch and patios with ‘salt finish’
- Landscaping per plan (customization available directly with contractor)
- Insulated garage door
- Garage door and front entry door to be painted accent color (exterior only)

Home Foundation

- Engineered post tension slab foundations
- All foundation designs approved by Soils Engineer
- Soils testing done on all lots prior to construction
- Slab insulation

Framing

- Treated lumber on all exterior and interior wall plates
- Sill sealer on all perimeter wall plate
- Exterior framing at 16” O.C. (on center)
- Interior framing at 24” O.C. (on center)
- Interior framing at 16” O.C. if under 2nd floor
- Engineered roof trusses
- Floor trusses
- 7/16” O.S.B (oriented strand board) roof decking
- 3/4” tongue and groove floor decking

Roofs

- Concrete Tile Roof w/ 30lb. underlayment
- ‘Flat’ Roof with concrete tile elevations available (not all plans allow)

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Kitchen

- Hardwood cabinets with crown molding (many colors to choose from)
- Accent cabinet color on island cabinet
- Staggered cabinets where possible
- Corner wall cabinet with decorative glass insert (per plan)
- Granite countertops throughout (quartz upgrade available)
- Quartz countertop on island
- Kitchen pantry storage with shelving
- Stainless steel Farm Style sink, single bowl (if plan allows)
- Single lever kitchen faucet with sprayer (upgrades available)
- Garbage disposal with switch
- Gas cooktop with stainless steel wall oven, microwave, range hood and dishwasher (all appliances can be upgraded directly with our supplier)
- Water supply prep for refrigerator with ice-maker
- Ceramic tile backsplash (upgraded styles/designs available)
- Under cabinet lighting with switch

Interior Bath

- Hardwood cabinets to match kitchen color (accent colors available)
- Plumbing fixtures are brushed nickel or oil rubbed bronze (upgraded colors available)
- Granite vanity tops at all baths (quartz upgrade available)
- Ceramic tile flooring
- Elongated commodes
- Standard tub with ceramic wall tile up to ceiling at Secondary Bathroom
- Free standing tub at Primary Bathroom (if spacing allows)
- Separate walk-in shower with ceramic wall tile up to ceiling (not all plans allow)

Plumbing

- PEX plumbing used throughout (copper required by city code at specific connections)
- 2 Hose bibs, anti-freeze protected (located at rear and side)
- Gas line hookups for water heater, furnace, and back patio (future use)
- Tankless water heater (if plan allows)

HVAC

- Refrigerated air conditioning
- HVAC plans approved by engineer
- Furnace located in "attic" space or on roof (most plans)
- Programmable thermostat
- Additional return vents for air circulation
- Exhaust fans at all baths and commode area

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Electrical

- Minimum 200-amp service
- Garage door opener with remotes
- Ceiling fans installed at main living area and all bedrooms
- Smoke detector at all bedrooms
- Combination carbon monoxide/smoke alarm outside sleeping areas
- Credit allowance provided when selecting Lighting Package
- 220v outlet for electric dryer
- LED flush mount lighting at kitchen
- Pendant lights at Kitchen Island
- 5 cable outlets

Interior Trim/Doors

- 8' interior doors at all 1 story plans (only on 1st floor of two story plans)
- Door hardware to be lever style locks (various colors options available)
- Privacy locks at all bedrooms and bathrooms
- Interior door design upgrade available
- Interior trim design upgrades available

Insulation

- Blown in Blanket (BIB) Insulation to meet Energy Code requirements
- All exterior perimeter walls insulated (interior walls are not insulated)
- All garage walls fully insulated

Drywall/Paint (Interior)

- Hand Trowel wall texture throughout
- Satin or semi-gloss paint throughout
- Various interior paint color options available

Flooring

- Nylon carpet at all Secondary Bedrooms (various options available)
- Carpet pad to be 1/2" thick
- Ceramic tile at high traffic areas and Primary Bedroom (locations vary per plan)

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Miscellaneous

- Pre-wired for surround sound at family room
- Upgrades on pre-wire available directly with supplier
- Perimeter rock walls at rear yard and dividing rock walls on sides to front property line
- 110v electrical outlet with conduit at main living area and select bedrooms for future connections
- Electric Fireplace at main living area room (locations vary per plan)

Please read below:

Classic Heritage Homes reserves the right to modify, change, discontinue, or alter any feature WITHOUT NOTICE. Although not anticipated, these changes can occur while the house is under construction. By signing below, I/we acknowledge that I/we have read and understood above disclaimer.

Homebuyer Signature(s)

Date

