











GATEWAY HOMES

Included Features Comparison for Single Family Homes Saddle Ridge and Thomas Heights


















✓ Included  Optional

Description	Comfort Collection	Designer Collection	Modern Collection
Because It Matters:			
10-year structural warranty	✓	✓	✓
1-year material & workmanship warranty	✓	✓	✓
24-hour on-call emergency warranty service	✓	✓	✓
Fully customizable home designs	✓	✓	✓
Free professional design services to assist with your option & color selections	✓	✓	✓
Perimeter drain and sump pump for your piece of mind	✓	✓	✓
Homes meet FHA subterranean termite protection requirements	✓	✓	✓
Structural Integrity:			
Steel reinforced high strength concrete foundation system	✓	✓	✓
High strength fiber reinforced exterior concrete flatwork	✓	✓	✓
Under slab rough-in plumbing for a full basement bath	✓	✓	✓
8 ft. basement walls with 4x4 egress windows	✓		✓
9 ft. basement walls with 4x5 egress windows		✓	
Egress windows in basement with grate covers	2	3	3
2x6 exterior house framing & 2x4 garage framing	✓	✓	✓
Exterior Details:			
130 mph 30-year warranty roof shingles	✓		✓
130 mph lifetime warranty impact resistant roof shingles		✓	
Textured OSB wood siding and trim	✓	✓	✓
Professionally coordinated 3-color exterior paint schemes	✓	✓	✓
Cultured stone veneer accents (per plan)	✓	✓	✓
High performance insulated vinyl windows with low-e glass	✓	✓	✓
Sheetrocked and firetaped garage to house firewall	✓	✓	✓
Fully sheetrocked and insulated garage walls (R11)		✓	
16x7 craftsman style overhead garage door with top panel windows	✓		
16x8 craftsman style overhead garage door with top panel windows		✓	
16x8 mosaic style overhead garage door with stacked windows			✓
Automatic garage door opener w/1 remote per bay & keyless entry pad	✓	✓	✓
3' wide durable fiberglass 2-panel 1/2-light front entry door	✓		
3' wide durable fiberglass craftsman style front entry door		✓	
3' wide durable fiberglass 4-light modern style front entry door			✓
3' wide durable fiberglass garage service door		✓	✓
3' wide painted fire door from garage to house	✓	✓	✓
Kwikset SmarKey exterior door hardware & deadbolts	✓	✓	✓
Belleview front entry door handle set with deadbolt (ORB or satin nickel)		✓	
Amador front entry door handle set with deadbolt (Chrome)			✓
2-frostless hose bibs (one in front and back)	✓	✓	✓
2-GFCI exterior outlets and 3-GFCI garage outlets	✓	✓	✓
Wall mounted exterior light fixtures (per plan)	✓	✓	
Front exterior soffit recessed accent lighting			✓
Back yard concrete patio (per plan)		✓	✓

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Description	Comfort Collection	Designer Collection	Modern Collection
Professional front landscaping w/sod, irrigation, 2 trees & rock buffer (per plan)	✓	✓	✓
6' White Vinyl fence with access gate (Thomas Heights only)	✓	✓	✓
Interior Details:			
1/2" sheetrock with bullnose corners & knockdown texture	✓	✓	
1/2" sheetrock with square corners & orange peel texture			✓
4-sided drywall wrapped windows	✓		✓
3-sided drywall wrapped windows with painted wood sills		✓	
Primer and (1) color latex paint (satin body and trim)	✓		
Primer and (2) color latex paint (satin body and semi-gloss trim)		✓	✓
3-1/4" detailed profile floor base and 2-1/4" detailed profile door casing	✓		
5-1/4" craftsman style floor base and 2-1/4" craftsman style door casing		✓	
3-1/4" rectangular floor base and 2-1/4" rectangular door casing			✓
Open half wall at stair locations with painted wood cap (per plan)	✓		✓
Painted open stair railing with metal balusters		✓	
Tray ceiling in master bedroom (per plan)		✓	
Easy to clean coated wire shelving in closets	✓		✓
Painted wood shelving with natural wood closet rods in closets		✓	
Painted wood shelving in pantry (per plan)	✓	✓	✓
6-panel colonist style hollow core interior doors (painted)	✓		
3-panel craftsman style hollow core interior doors (painted)		✓	
5-panel modern style hollow core interior doors (painted)			✓
Frosted glass pantry door with door activated light (per plan)		✓	✓
5-light frosted glass master bath barn door (per plan)			✓
Birch shaker style cabinets in kitchen and bathrooms with concealed hinges	✓	✓	✓
City scaped kitchen cabinets with detailed crown molding in kitchens	✓	✓	
Knobs or pulls on kitchen and bathroom cabinets		knob	pull
Soft close doors & drawers for kitchen and bathroom cabinets		✓	
Comfort height vanity cabinets in master bathroom	✓	✓	✓
Convenient kitchen island and/or bar (per plan)	✓	✓	✓
Laminate tops w/waterfall front and rolled up backsplash in kitchen & bathrooms	✓		
Granite countertops with eased front edge in kitchen and bathrooms		✓	✓
Full tile backsplash in kitchen & 4" tile backsplash in bathroom		✓	✓
Stylish Kwikset door knobs on interior and exterior doors (satin nickel or bronze)	SN	SN/Bronze	
Modern style Kwikset door levers on interior and exterior doors (satin chrome)			✓
Passage door handles on interior doors with privacy on master bedroom & baths	Knob	Knob	Lever
Traditional gas fireplace with stone or tile surround up to mantle height (per plan)		✓	
Modern gas fireplace w/river rock media & full height stone or tile (per plan)			✓

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Description	Comfort Collection	Designer Collection	Modern Collection
Kitchen and Bathrooms			
Stainless steel top mount kitchen sink with garbage disposal (two basins)	✓		
Black quartz or Stainless undermount kitchen sink with garbage disposal (two basins)		✓	
Stainless steel undermount kitchen sink with garbage disposal (single oversized basin)			✓
Fiberglass soaker tub with decorative tile surround in master bath (per plan)	✓	✓	✓
Fiberglass shower insert in master bath (per plan)	✓		
Fiberglass shower base with tiled walls and 1-row listelle in master bath		✓	✓
5' fiberglass tub/shower insert in hall bathroom	✓		
5' fiberglass tub with tile shower walls in hall bathroom (per plan)		✓	✓
Oval top mount porcelain sinks in bathrooms	✓		
Rectangular undermount porcelain sinks in bathrooms		✓	✓
Delta single lever Classic kitchen faucet with curved spout (chrome)	✓		
Delta single lever Leland pull out sprayer kitchen faucet (ORB or stainless)		✓	
Delta single lever Essa pull out sprayer kitchen faucet (arctic stainless)			✓
Delta Windemere bathroom faucets/valves (chrome)	✓		
Delta Windemere bathroom faucets/valves (oil rubbed bronze or stainless)		✓	
Delta Compel bathroom faucets/valves (chrome)			✓
Comfort height elongated toilet in bathrooms (white)	✓	✓	✓
Framed glass shower door for master shower (per plan)	Chrome	SN/ORB	Chrome
Mirrors above bathroom vanities	✓	✓	✓
Millbridge traditional style bathroom hardware (chrome)	✓		
Torino craftsman bathroom hardware (aged bronze or satin nickel)		✓	
Graz modern style bathroom hardware (chrome)			✓
Bath fans in all bathrooms	✓	✓	✓
Kitchen ice-maker water line	✓	✓	✓
Laundry washer and dryer hookup	✓	✓	✓
Electrical:			
200 amp electrical service	✓	✓	✓
Up to 1 Cat6 and 4 coax cable outlets ran from convenient central location	✓		
Up to 3 Cat6 and 5 coax cable outlets ran from convenient central location		✓	✓
Generously placed interior recessed can lights (per plan)	✓	✓	✓
Paddle fan/light fixture in great room	✓	✓	Modern
Paddle fan/light fixture in master bedroom		✓	Modern
Bedrooms wired for paddle fan and light (standard ceiling fixture furnished)	✓	✓	✓
Craftsman style light fixtures	SN	SN/ORB	
Modern style light fixtures (satin nickel)			✓
Exterior lights at all entry doors, 2 at overhead door (per plan)	✓	✓	✓
Rocker style (decora) light switches			✓
Conveniently located USB charging station	✓	✓	✓
Audible Smoke and CO2 detectors (per code)	✓	✓	✓

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Description	Comfort Collection	Designer Collection	Modern Collection
Flooring:			
Long lasting engineered hardwood floors in kitchen dining and great room		✓	
Luxury Vinyl Tile (LVT) in select locations	✓		✓
Dramatic tile flooring in entry, laundry and bathrooms		✓	
Durable 10-year warranty carpet with 6 lb. pad in select locations	✓	✓	✓
Appliances:			
Smooth-top range with self cleaning oven	Blk./Wt.		SS
Gas range with self cleaning oven		SS/BS	
Space-saver microwave with recirculation fan	Blk./Wt.		SS
Space-saver microwave with exterior exhaust vent		SS/BS	
Energy Star dishwasher	Blk./Wt.	SS/BS	SS
Side by side refrigerator			SS
Roomy French door refrigerator with bottom freezer		SS/BS	
Superior Comfort & Energy Efficiency			
Independent energy audits & HERS rating	✓	✓	✓
Insulated low-e vinyl windows	✓	✓	✓
Weather barrier house wrap on exterior walls	✓	✓	✓
R-50 insulation in house attic	✓	✓	✓
R-21 exterior framed house wall insulation	✓	✓	✓
R-19 vinyl backed basement wall insulation	✓	✓	✓
R-11 insulated garage walls		✓	
Batt insulation installed in select interior walls to reduce sound travel (per plan)		✓	✓
Foam sealed exterior wall penetrations	✓	✓	✓
Sealed bottom plates of exterior walls	✓	✓	✓
Foam sealed windows and doors	✓	✓	✓
Attic ventilation system including ridge vent and baffled soffit vents	✓	✓	✓
Continuous running multi-speed whisper quiet whole house fan in laundry room	✓	✓	✓
Energy star 50 gallon quick recovery water heater	✓	✓	✓
95% efficient furnace	✓	✓	✓
13-seer central air conditioning		✓	✓
Whole house humidifier		✓	
LED light bulbs	✓	✓	✓
Nest Learning Thermostat	✓	✓	✓

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