

## Exclusive Included LionsGate Features

- DFW's Premier GREEN MANOR Builder
- Wi-Fi enabled ECOBEE Thermostat with full color display, compatible smart phone application & web access
- RINNAI Tankless Hot Water Heater with interior mounted temperature control key pad
- Handscraped Nail-Down Hardwood Floors throughout the Extended Entry & Family Room
- Signature Oversized 5" Baseboards THROUGHOUT
- Rounded Sheetrock Corners THROUGHOUT the home

## Green Manor Energy Efficiency

- Functional & efficient Low E-3 equivalent TILT OUT vinyl windows for ease of cleaning access & maneuverability
- YORK 16/15\* SEER high efficiency HVAC system
- QUIET BRACE Sound Deadening Sheathing, providing reduction of external noise transference & increased R-value
- R-51 blown-in fiberglass insulation
- R-22 or greater fiberglass batt insulation in vaulted ceilings
- R-13 or greater fiberglass batt wall insulation
- Airtight polysealant foam on exterior walls, windows, doors, base plates and all exterior penetrations
- Conservation compatible CFL (compact fluorescent lamps) using 75% less energy than incandescent
- Weatherstripping on all exterior doors & insulated attic access door
- Multiple air returns
- Insulated duct work to R-6 or greater for reduced energy cost

## Luxury Living

- Floorplans with impressive vaulted ceilings, elegant accent painted gallery style art niches, arched openings & grand tray ceilings (per plan)
- Covered outdoor living area with aggregate finish (per plan)
- Handscraped nail-down hardwood floors throughout the extended entry & family room
  - Elegant crown molding in formal living & dining room (2 rooms per plan)
  - Decorative chair railing with accent paint selection in formal living & dining room (2 rooms per plan)
- Signature oversized 5" Baseboards THROUGHOUT
- Elegant CHEYENNE doors throughout the home with oil rubbed bronze MARINA VI door hardware
  - Oversized casing on all doors & window sills
- Oil rubbed bronze finish bath accessories & lighting fixtures in all baths
- Durable plush stain resistant Level II carpet with high density quality pad
  - 17" X 17" Level I designer ceramic tiled utility room with convenient shelving & clothes rod
  - Stylish & functional mud room bench with coat hooks & shoe storage (per plan)
  - 3 color selection interior paint (interior, trim and accent)
  - Dramatic cast stone mantel & surround on wood burning fireplace with gas starter
- Signature custom built-in wine grotto with stainless steel wine chiller (per plan)
- Decorative wrought iron spindles, site stained oak handrail & newel post (per plan)
- Signature stained cedar-clad beam adorning cathedral vaulted ceilings in family room (per plan)
- Distinguished oil rubbed bronze finish foyer chandeliers & coordinating intricate dining & nook lighting fixtures
- Intricately detailed Ball & Claw furniture style custom vanities in master & powder bath (per plan)
- Hand-stained oak starter step & beautifully painted end caps, stair skirts & trim

## Stunning Exterior Architecture & Plan Design

- Awe inspiring architectural site lines, dramatic ceiling vaults & high plate ceilings throughout the home
- Exquisite plan designs combining architectural aesthetics & maximizing functionality
- Stunning custom designed exteriors offering sophisticated elegance & recognizable curbside appeal
- Extensive selection of exterior elevations featuring dramatic roof pitches, serene covered front brick porches, eye catching gables & brick detail (per plan elevation)
- Choice of brand name American made, kiln fired clay brick
- Custom cast stone address block

# LionsGate HOMES

## Exterior Details

- Custom brick & stone elevations with soaring roof pitches, cedar corbels & accents (per plan)
- Decorative coach lights (per plan)
- Fully sodded yard, side & rear yards with professionally designed landscape package
- Programmable irrigation system with rain/freeze sensor
- Glass paned patio door
- IN-WALL PEST CONTROL SYSTEM with external port
- Exterior 110 volt covered weatherproof outlets on GFI circuits
- Personalized two tone exterior paint
- Welcoming entrance with 8' tall mahogany door with ornate glass design
- Aggregate finish lead walk & patios
  - Performance engineered durable Hardi-plank fiber cement siding (30 year limited warranty)
  - Six foot wood privacy fence with gate for rear yard (lot specific)
  - Full gutters with concrete splash blocks
  - Frost proof external hose bibs (per plan)

## Quality Construction

- RINNAI Tankless Hot Water Heater
- YORK 16/15\* SEER High Efficiency HVAC System
- R-51 blown-in fiberglass Insulation
  - R-22 or greater insulation in vaulted or sloped ceilings
  - R-13 or greater wall insulation
  - Laminated roof shingles with 30-year manufacturer's limited warranty
  - Fiber cement siding, soffit, fascia & trim
  - Individually engineered pos tension foundation
  - Engineered I-beam truss joist floor system with tongue & groove  $\frac{3}{4}$ " subfloor glued & screwed in place
  - Flow through attic ventilation with minimally obtrusive ridge vents
- ZURN PEX freeze tolerant plumbing system with dedicated hot lines
- BORATE termite treatment system applied to first floor wall plate
- QUIET BRACE Sound Deadening Sheathing providing reduction of external noise transference & increased R-value
  - 2 x 4 Exterior wall framing

## Interior Details

- Media room pre-wired for 5.1 surround sound (per plan)
  - 5 Cat 5 E phone lines & 5 RG-6 digital ready coaxial cables
- Soft touch Decora Light switches
- Full security system with one included keypad & hardware contacts on exterior doors & operable windows (per community)
- Recessed can lighting in the kitchen, family room, hallways, gameroom, media room, stairs & extended entry (per plan)
- Designer oil rubbed bronze finish ceiling fans with decorative light kit in master, family & game room (per plan)
  - All bedrooms pre-wired, blocked & switched for ceiling fans

## Luxurious Baths

- Custom built hand-stained raised panel oak cabinetry with sophisticated furniture style Ball & Claw footings in master & powder bath (per plan)
- Cultured marble top vanities with oval sinks in all secondary baths
- DELTA oil-rubbed bronze finish plumbing fixtures
  - Oil-rubbed bronze finish bath accessories & lighting fixtures
  - Secondary baths with 6" x 6" ceramic tile surround with decorative accent
  - Elongated, water conserving commodes in all baths
  - Moisture reducing ventilated bathrooms with operable windows (per plan)
  - Spacious master baths with separate water closet (per plan)
  - Elegant cultured marble vanities with oil rubbed fixtures
- Exquisite rain head in master shower
  - Designer Inspired master shower with 12" X 12" Level I Ceramic wall tiles with decorative mosaic tile band
- Oversized 5' shower in master retreat (per plan) with oil rubbed bronze frame & cultured marble shower seat
- Convenient built-in oak stained medicine cabinets in baths (per plan)
  - Relaxing & spacious garden tub with oil rubbed bronze finish faucet & matching drain spout
  - Box window at master tub allowing for natural light transmission (per plan)

## Gourmet Kitchens

- WHIRLPOOL Stainless Steel 30" Gas Range with self-cleaning oven
- WHIRLPOOL Built-in Stainless Steel Energy Efficient Dishwasher with integrated electronic console and Quiet partner sound package
- WHIRLPOOL Built-in Stainless Steel 1.6 cu. ft. 1200 watt microwave with one touch convenience
  - 42" tall upper custom built red oak cabinetry hand stained on site, finished with raised panel cabinet fronts, hidden hinges, crown molding and rope trim detailing
- Exquisite 3cm Granite kitchen countertops Level I & II
  - Designer 12" X 12" Level I ceramic tile backsplash diagonally laid with luxurious decorative tile accent
- Heavy duty 18 gauge Stainless Steel under mount sink with polished edge & extra deep double compartment 60/40 bowl
- Delta chrome gooseneck kitchen faucet with pullout control sprayer
  - Gourmet style custom-built oak vent hood with direct exterior venting, crown molding & rope detailing
  - Recessed can lighting in kitchen (per plan)
- Choice of 17" X 17" Level I ceramic tiles for kitchen & nook floors
  - Icemaker connection for refrigerator
  - High capacity garbage disposal
  - Full length pull out drawer for recycle/garbage bins
  - Gourmet kitchen features expansive entertaining bi-level island, abundant cabinet space, separate pantry, recessed window over cooktop & built-in workspace (per plan)

## Personalized Service & Warranty

- BEST Included Warranty in Texas - YORK 10 Year Manufacturer's Limited Parts & Labor Warranty
  - RINNAI 12 year Manufacturer's Limited Warranty on heat exchanger, 5 year on parts & full one year on labor
  - Low E-3 equivalent windows with a 10 year Manufacturer's Limited Warranty
- ZURN PEX plumbing system with Manufacturer's 25 year Limited Warranty
- National 2-10 Homebuyer Limited Warranty Program through BONDED BUILDERS

**LionsGate Homes, DFW's ONLY Green Manor Builder, combines Industry Leading Energy Efficiency with all Inclusive Luxury Home Amenities!**

Dominion - Estate Series. Amenities & features are subject to change without notice and may vary per community.

**GREENMANOR** 