

Somerset Cove

The Estates

The Villas

at the Gates

The Villages at the Estates

New Homes Starting at \$199,900



Most homes at *The Gates* feature 1,800 plus square heated feet, quality construction, granite countertops, full landscaping and irrigation, upgraded cabinets, ceramic tile in the kitchen and baths, and much, much more.

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The Estates and The Village @ The Estates-Native Homes

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Floor Plan	Price	BR	BA	Garage	H/Sq.Ft.	T/Sq.Ft.	
Melanie	\$199,900	3	2	2 - car	1516	2113	
Alexandria	\$199,900	3	2	2 - car	1584	2120	
Gabrielle	\$199,900	3	2	2 - car	1565	2181	
Ashley	\$204,900	3	2	2 - car	1634	2200	
Beverly	\$229,900	3	2	2 - car	1823	2430	
Gabrielle 1800	\$224,900	3	2	2 - car	1802	2462	
Alexandria 1800	\$224,900	3	2	2 - car	1800	2539	
Kinley	\$229,900	3	2	2 - car	1845	2473	
Kinley w/Bonus Room	\$254,900	4	3	2 - car	2057	2664	
Spec Home SSC							
Lot 19							
Spec Home - The Village							
Ashley	\$204,900	3	2	2 - car	1634	2200	
Spec Homes - The Estates							
Beverly 2000	\$254,900	3	2	2 - car	2027	2667	Lot 38
Gabrielle 2000	\$254,900	4	2	2 - car	2006	2711	Lot 41

Specifications for all the above house plans at Sommerset Cove include; wood flooring in living areas, tile flooring in kitchen, baths, and laundry, granite countertops, 9-foot ceilings, covered porch, automatic garage door opener, wood cabinets with dovetail drawers, Kenmore appliances including smooth-top range, dishwasher, microwave, and refrigerator, architectural shingles, brick facing on front of house with vinyl accents and trim and vinyl on 3 sides, deluxe landscaping package including irrigation system.

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Standard Features

INTERIOR FEATURES

- 9' ceilings (double step trays, vaulted ceilings per plan)
- Entry Foyer (Hardwood or tile, per plan only)
- Spacious garages with finished sheetrock and paint
- Automatic garage door opener
- Attic storage with pull down stairs, plywood floor and light, per plan
- Bonus room option (available on some plans)
- Ceiling fans In living room and all bedrooms
- Pre-wired for telephone and TV
- Smoke detectors and alarms per code
- Raised panel interior doors
- Up-scale trim package
 - 5 ½ " Crown molding
 - 3 ¼ " Wood casings around windows
 - 5 ¼ " Speedbase baseboards
 - Chair rail (per plan)
- Brush Nickel finish hardware for doors, lighting and plumbing fixtures
- Smooth ceilings
- Neutral tone flat wall finish with semi-gloss white trim
- Custom cut vanity mirrors in all baths
- Washer and Dryer connections
- Guest baths have tub / shower combination
- Elongated toilet in all baths
- Stain-protected carpet on 6 lb. rebound pad
- Tile flooring in kitchen, breakfast nook, laundry, and baths

DELUXE KITCHEN FEATURES

- KENMORE appliances
 - 30" ceramic smooth top slide-in range
 - Dishwasher
 - Space saver Microwave
 - Insinkerator garbage disposal
 - Refrigerator
- Tile Flooring
- Raised panel door cabinets with dovetail drawer joints
- Lazy Susan (per plan)
- Granite kitchen countertops
- Double bowl stainless steel sink
- Adjoining breakfast room (per plan)

LAVISH MASTER SUITE

- Spacious walk-in closets with ventilated shelving
- 36" height cabinets with double-bowl vanities
- Cultured marble vanity tops with double sinks
- Fiberglass 5' tub and separate 4' shower (per plan)

STYLISH EXTERIOR

- 30 year Architectural shingles
- Protective house wrap and Infiltration barrier
- Brick Veneer fronts and low maintenance vinyl siding (sides/rear) and soffits with aluminum fascia per plan
- Energy efficient HVAC (13 Seer) electric climate control heat and air conditioning
- Bay window Option (per plan)
- Energy saving insulated Low E glass vinyl windows with screens
- Concrete driveway and entry sidewalk
- Landscaping Package
 - Fully sodded yard with irrigation system
 - Foundation shrubs across the front and in rear of the home
- Exterior waterproof receptacles
- Hose bibs
- Vinyl shutters (per plan)

UNSEEN VALUES

- 40 gallon energy efficient quick recovery hot water heater
- Professionally engineered insulation system
 - R-30 insulation in ceilings
 - R-13 insulation in walls
- Underground Utilities
- "Pre Engineered" roof trusses
- Concrete raised slab or monolithic slab foundation
- Bathroom exhaust fans vented to the outside
- Dryer vented to the outside
- Ground fault circuit interrupter on designated kitchen, bath, garage and exterior electrical outlets, per code

QUALITY ASSURANCE:

- One Year Builder's Warranty
- Pre-Settlement inspection
- Manufacturer's Warranty on all appliances, fixtures and equipment

Builder reserves the right to change specifications without notice



The Gates



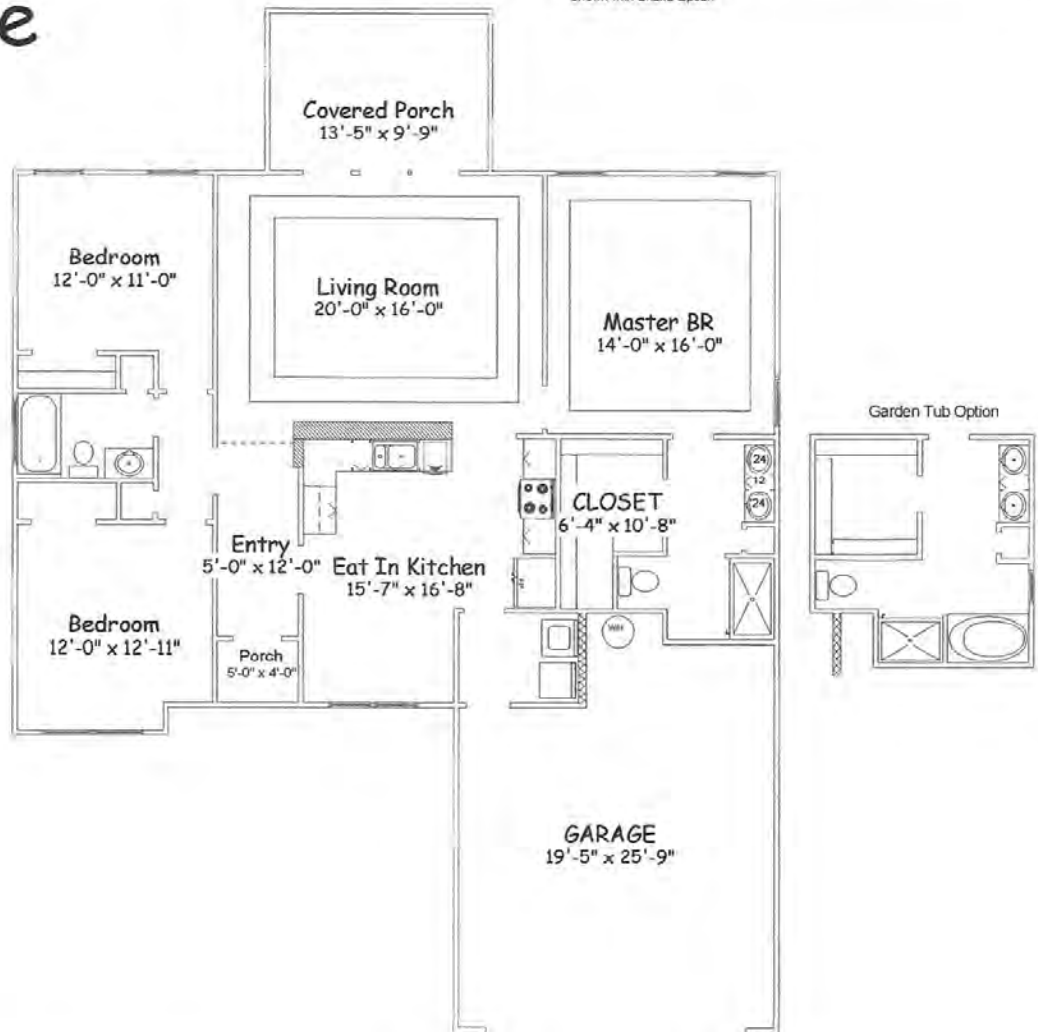
Shown with Shake Option

Melanie Model

Heated Sq Ft 1516

Garage 439

Total Under Roof 2136



Features, Plans, Specifications, options, Dimensions, Design & Details described or Depicted are Conceptual, Proposed & are subject to Change without Notice

The Gates

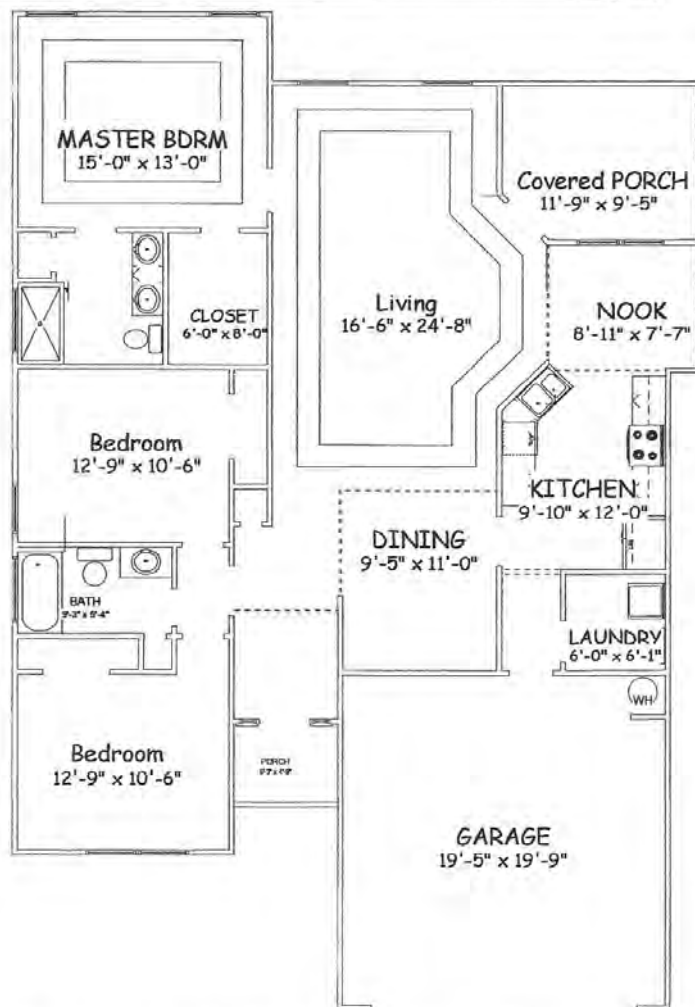


Alexandria Model

Heated Sq Ft 1584

Garage 382

Total Under Roof 2126



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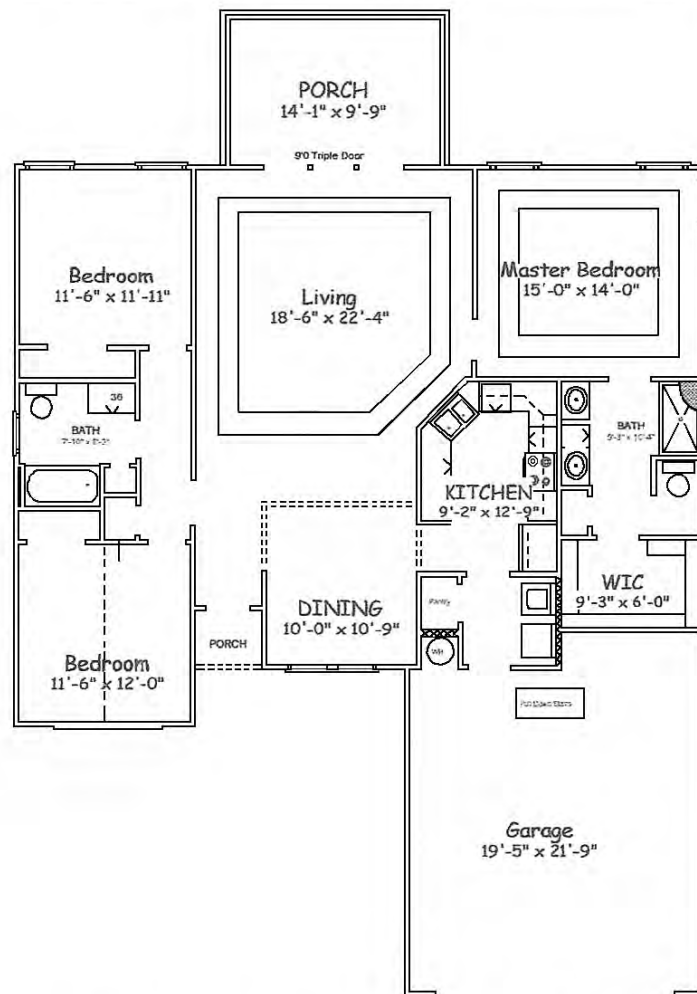


Gabrielle Model

Heated Sq Ft 1565

Garage 449

Total Under Roof 2181



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Ashley Model

Heated Sq Ft 1634

Garage 398

Total Under Roof 2200



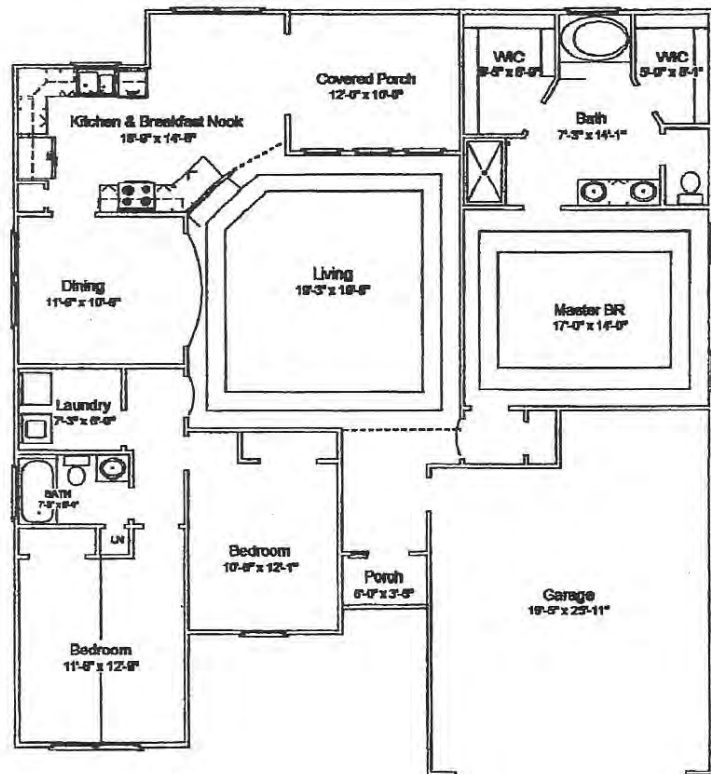
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Beverly Model

Heated Sq Ft 1823
 Rear Covered Porch 120
 Front Porch 24
 Garage 463
 Total Under Roof 2430

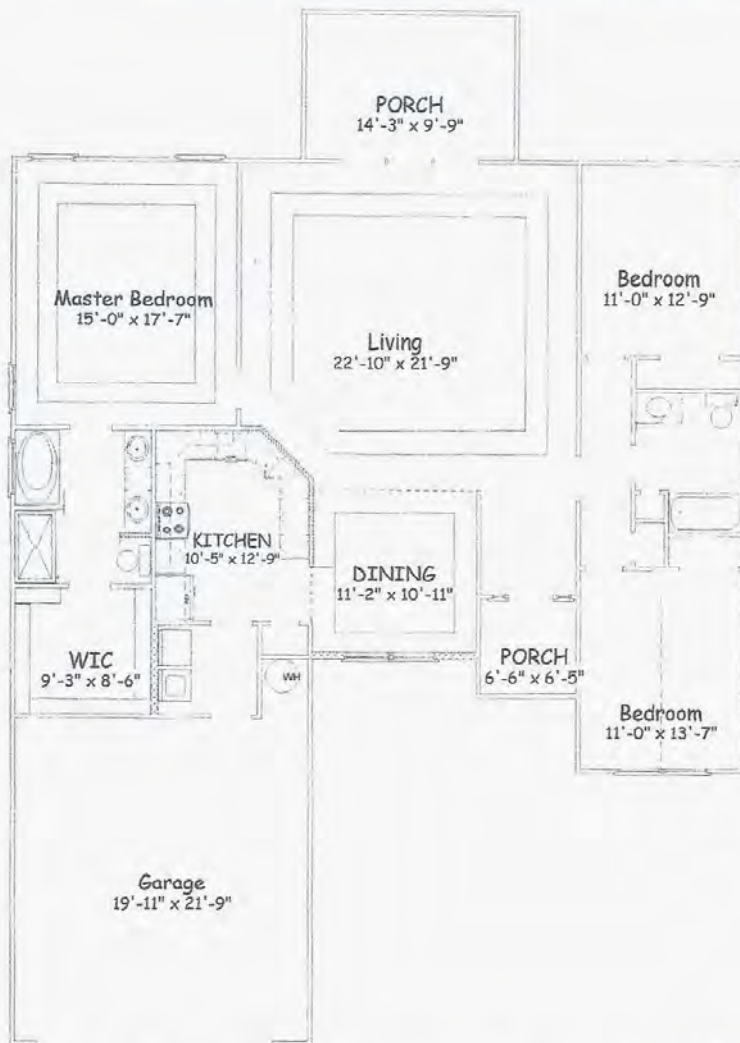


Plans are conceptual. Dimensions are approximate and are subject to change

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Gabrielle Plus Model

Heated Sq Ft 1802

Garage

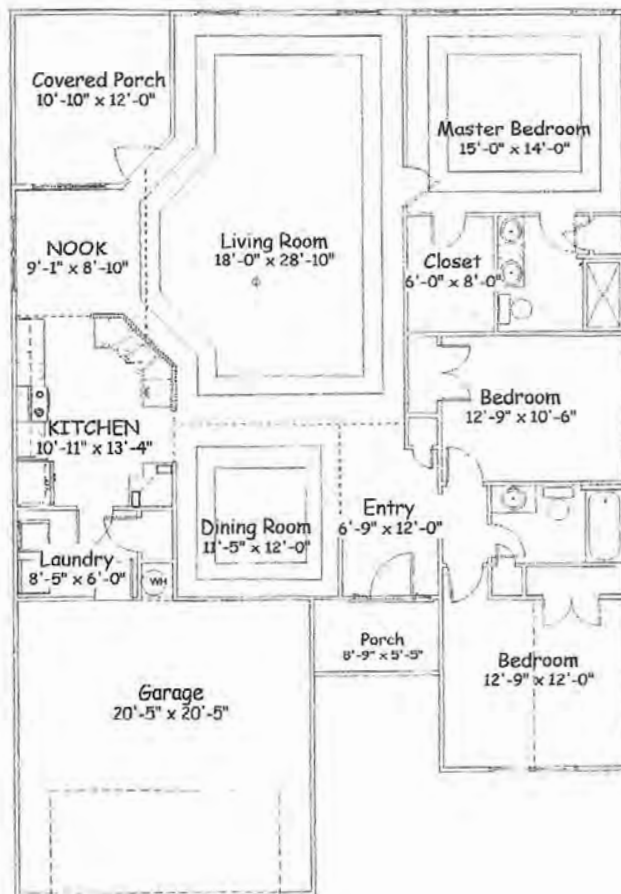
Total Under Roof 2385

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Alexandria Plus Model

Heated Sq Ft 1807
Garden Tub Option 1855

Garage 422

Total Under Roof 2433
Garden Tub Option 2480

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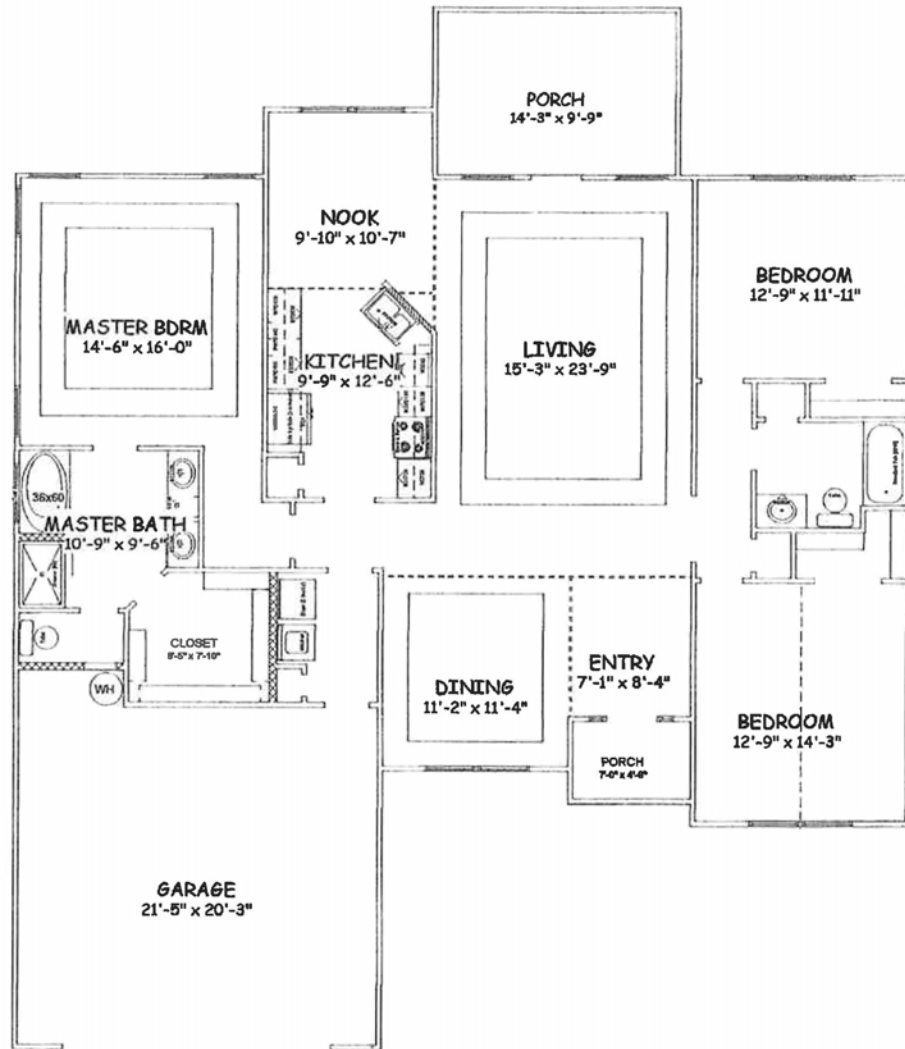
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Kinley Model

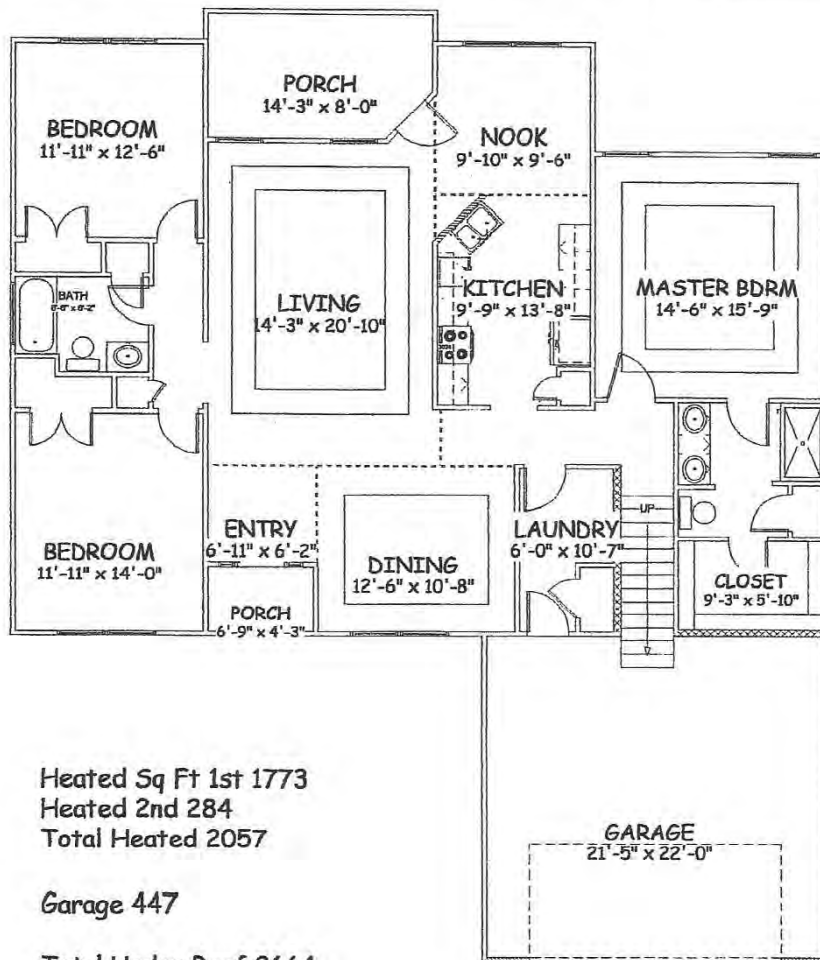
Heated Sq Ft 1885

Total Under Roof 2532



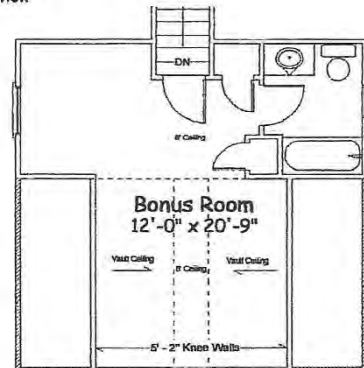
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Kinley With Bonus Room Model

Garden Tub Option



Heated Sq Ft 1st 1773
Heated 2nd 284
Total Heated 2057

Garage 447

Total Under Roof 2664

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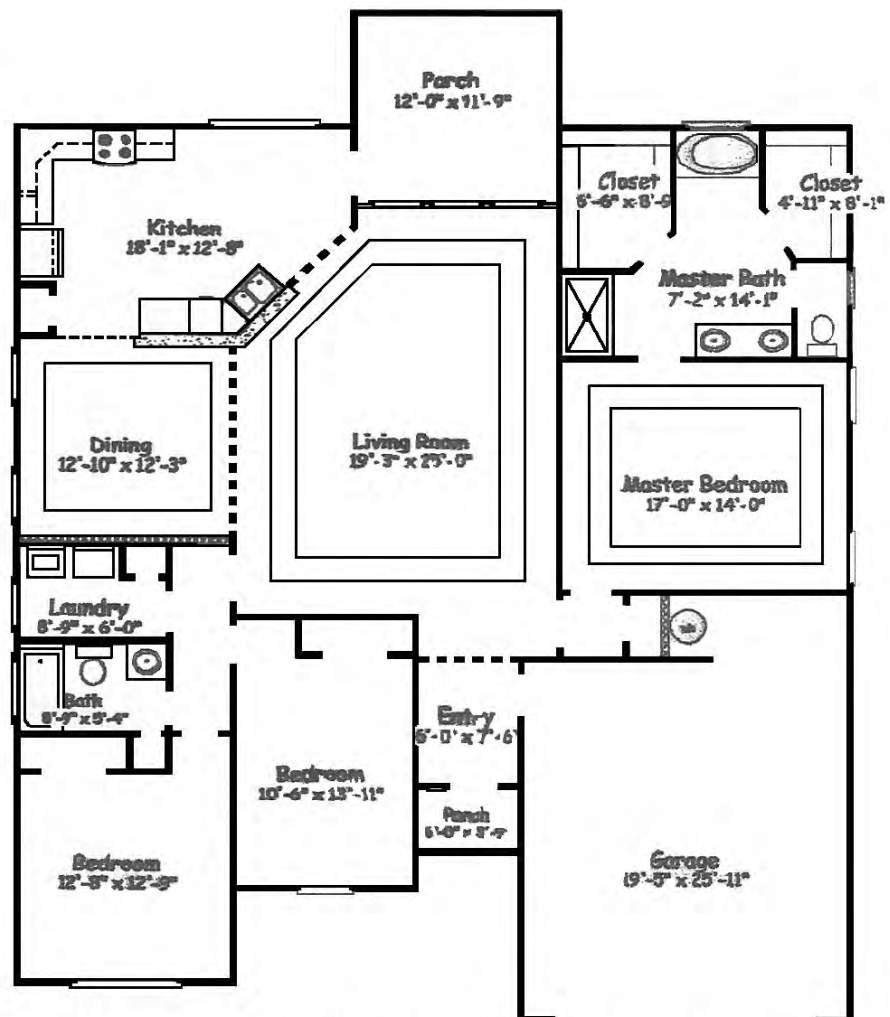
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Beverly 2000 Model

Heated Sq Ft 2027

Total Under Roof 2667



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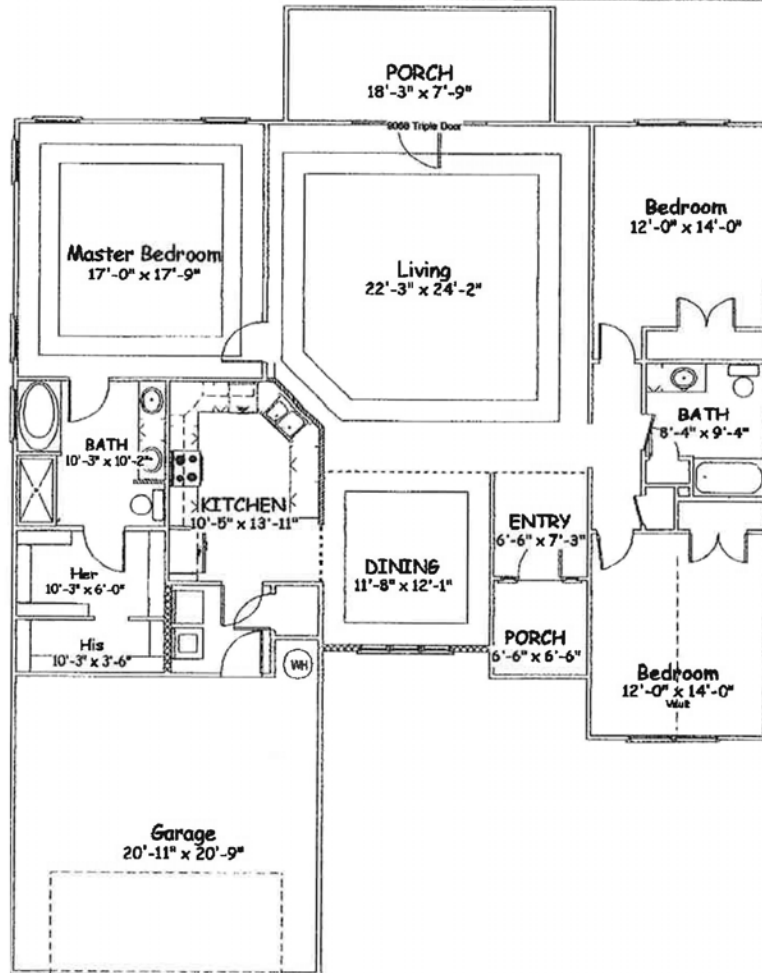


Gabrielle 2000 Model

Heated Sq Ft 2012

Garage 440

Total Under Roof 2665



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