

# The Gates

---

AT

---

# FRANKLIN

## **Home Package Detail**

*The Gates at Franklin new home packages are anything but average. These new homes packages offer customized home designs with features such as main level living and smart home technology, as well as luxury kitchen and bath options including abundant storage spaces. As one of Knoxville's top home builders, Biles Construction LLC, will guide you through the process and make sure you get the home of your dreams. The following features are currently available from our vendors however due to the current economic conditions in the building market, products may need to be substituted. Any required substitution will be determined at the time of procurement. Please Note: All artistic renderings/plans/drawings or other marketing material on the website, in the office, or any other plan or advertisement may show upgrades that are not part of the standard package. Please ask your builder.*

### **Home Features included in the base package:**

- 6 hours consultation with a home design professional
- Maintenance free exteriors (All masonry)
- James Hardie siding accents (no vinyl siding)
- Flexible living spaces and select Handicap features throughout the home
- All houses come standard with a Sub-Zero refrigerator
- GE, Wolf, or Viking Appliance Packages available
- Efficient 16 Seer HVAC units including gas furnace downstairs
- Solid wood cabinets, dovetail construction and soft close doors/drawers are standard including decorative vent hood (with exhaust), and islands options for a custom kitchen experience.
- Granite or Quartz counter tops
- Undermount sinks throughout
- Under cabinet lighting in Kitchen
- Custom tile backsplashes in Kitchen
- 10' ceilings on the main level

- 8' doors on main level
- 9' ceilings on the second level
- High-end trim packages with solid core doors for bedrooms and bathrooms.
- “Zero entry” Curbless tile walk-in master shower
- Glass shower door options for master bath
- Comfort height toilets throughout
- Delta brand plumbing fixtures
- Wood floors throughout on the main level (5” birch or similar) with tile in laundry and all bathrooms.
- Nice Carpet upstairs
- Upgraded “Zip Sheathing” included in framing package
- Good quality spray and batt insulation packages standard
- Pella Lifestyle series premium window packages (all wood with exterior aluminum cladding)
- Custom Front Door and Exterior Door options available
- Navien Tankless gas hot water heater for energy savings and built-in recirculating line for instant hot water.
- Custom master closet and pantry designs
- Hardwood stairs and decorative handrail
- Decorative matching driveways for the subdivision
- Oversized (16'x 8') steel backed and insulated carriage style garage doors
- Fully sodded front and side yards with irrigation including flower beds
- 30-year Architectural shingles
- Composite Maintenance free shutters
- 36” Direct vent gas fireplace
- Custom lighting packages
- Custom Stone and thin brick fireplace design options
- Custom hearth and mantles for your fireplace
- Tongue and groove wood ceiling on porches (can be painted or stained)
- Stamped and stained concrete porches with 5 designs to choose from and 8 color options
- Paint from Benjamin Moore or Sherwin Williams (standard 3 colors on interior of home)

- Oversized 6" gutters and 4" downspouts.
- Low voltage central wiring panel options available

**Home Features *Not* included in the base package but available to upgrade:**

- Custom home design separate from the eight plans offered.
- Elevators
- Optional central vac/water purifier/audio & video upgrades
- Standing seam metal roof accents available
- Custom shutters available
- Farmhouse style sink in Kitchen
- Outdoor living/entertainment space designs available with optional outdoor fireplaces
- Optional landscape lighting available
- Other smart home features available
- Premium insulation package upgrades (foam etc.)
- Bullnosed sheetrock corners
- Premium trim/column package upgrades
- Premium stain grade trim package upgrades
- Increased stone/thin brick square footage or selection of premium façade materials around or above fireplace.
- Barn door upgrades
- Larger fireplace upgrades may be available on some plans
- Advanced security wiring packages
- More upgrades available. Just ask and we will do our best to accommodate your custom request.