



# Included Features

## OUTSIDE YOUR HOME

- Modern design with prestigious appearance
- Reinforced concrete slab
- Concrete block construction
- Concrete driveway, front walkway
- Eco-friendly Bora-Care® termite treatment with renewable bond
- Structurally engineered roof trusses with hurricane straps
- Steel long panel garage door with opener
- Coach light pre-wires
- Certain Teed® architectural shingle with self-adhered roofing underlayment
- 3 Weatherproof outlet and two hose bibs
- Low maintenance 6" aluminum soffit and vinyl soffit
- Front doorbell with interior chime

## AS YOU ENTER

- 8' tall dent resistant fiberglass entry door
- Luxury vinyl flooring in kitchen, foyer, great room, dining room, utility room and baths.
- Bedrooms or study to include carpeting with 7/16 rebond pad
- Knockdown textures ceilings with orange-peel walls
- Separate utility room with rod and shelf
- Linen closet(s) with 5 rows of vinyl coated shelving
- Modern two panel interior doors
- 5 ¼ baseboards with 3" door casing
- Sherwin Williams® interior latex wall paint and semi-gloss trim paint
- Kwikset® lever style door hardware in chrome

## CHEF'S KITCHEN

- Quartz or granite countertops
- 42" Painted shaker style cabinets, with soft close drawers in choice of colors and hardware
- Hand-laid designer tile backsplash in various color and style selections
- Durable stainless steel undermount sink
- Delta® Lenta Pull-Down single handle faucet with sprayer
- High-capacity food disposal unit
- Icemaker connection for refrigerator
- Pendant light pre-wire over spacious island
- LG® Stainless Steel appliances including range, dishwasher and microwave vented outside.

## LUXURIOUS BATHS

- Quartz or granite countertops with 4" backsplash
- Delta® Geist widespread chrome faucets
- Adult height vanities in painted shaker style, with soft close doors in choice of colors and hardware
- White undermount square or oval sinks
- Comfort height, elongated water saving commodes
- Tile shower & bathtub shower surrounds to ceiling
- Designer above mirror vanity lighting

## TECHNOLOGY AND ENERGY SAVING FEATURES

- 15 SEER II HVAC with programable thermostat
- LED Recessed lighting
- R-38 Batt and blown ceiling above living area
- R-13 batt insulation between garage wall and living space
- ¾" thick rigid foam insulation board on exterior block walls
- Aluminum ridge vents & continuous soffit
- Vented exhaust fans in baths
- Quick recovery 50 gallon water heater
- 200 amp electrical service
- Double pane, low emittance (Low-E) vinyl windows
- Energy-efficient double pane Low-E sliding glass doors
- Decora rocker style switches
- Ceiling fan prewires in bedrooms, great room, study and lanai.
- Electric floor outlet in great room
- GFI Outlet in wet areas
- Cable outlets in all bedrooms, den and great room
- Hardwired smoke detectors with battery backup

## Site development and permitting

- Free site evaluation
- Surveys and soil tests
- Engineering, city impact fee and building permit
- Up to 20 loads of fill
- Grading with positive drainage away from home
- Fully sodded homesite with 4 zone irrigation system and professionally designed landscaping package

All homes include an extended warranty including a 1 year workmanship, 2 year distribution system and 10 year structural defect warranty.

