

Cabinets & Counter Tops

- Granite countertops (3cm) in Kitchen, and all bathrooms and laundry.
- Custom cabinetry in raised or recessed door styles. Choice of Maple, Cherry or painted.
- Soft-close doors with concealed hinges.
- Dovetail, Full extension, Soft-close drawers.
- Decorative Hardware included.
- Kitchen: 36" Upper Cabinets w/Crown Molding, Raised cabinet above microwave and two (2) Rollout Shelves for cookware.
- Cabinets over Washer and Dryer.
- 36" Tall base cabinets in Bathrooms and Utility Room.
- Owner Suite vanities include drawers.

Appliances

- Stainless Steel appliance package:
 - 25 Cu. Ft. Side-by-Side Refrigerator with icemaker & water.
 - Self-cleaning Glass Top Range.
 - Vented Microwave Oven (over Range).
 - Dishwasher.
 - Or Appliance Allowance of \$2,400 from Builder's Supplier

Walls & Ceilings

- Lace cementitious finish on all exterior walls.
- 2x4 wood studs in frame walls, 16" on center.
- 10 ft. high ceilings as per model.
- Lace ceiling & orange peel drywall finish.
- Garage walls to have Lace texture finish.
- Entry & Lanai ceilings Lace drywall finish.
- 5/4" Baseboard trim.
- SHERWIN WILLIAMS® Paint.
- Exterior satin finish; 100% Acrylic 15-year paint.
- Interior flat finish paint: 1 color for ceiling and walls.
- Decorator white for doors, casing, and base.

Tile & Flooring

- Brick pavers on Entry, Breezeway, & Porch with commercial sealer.
- Tile (square or "wood" plank) floors: Foyer, Kitchen, Breakfast Nook, All Baths, & Utility Room.
- Stain resistant and wear-dated carpet and high-density padding.
- Marble shampoo shelf in showers.
- Tile backsplash in kitchen.
- Tile on bathroom shower walls and tub areas.

Warranty

- 10-year, third party insured, HOME BUYER'S WARRANTY

Electrical

- Lighting Package.
- All lightbulbs are LED for energy efficiency.
- Surface mount LED ceiling lights as per model.
- 200-amp electrical service.
- Copper wiring from circuit breaker panel.
- Decora rocker style switches & outlets.
- LiftMaster® Elite Series belt drive, battery backup & Wi-Fi ready garage door opener with 2 remotes per door.
- Hard-wired electric smoke/carbon monoxide detectors with battery backup.
- Dual USB charging/power outlet in Kitchen.
- 3 exterior weatherproof electric outlets.
- 8 low voltage Prewires (TV/Data/Phones).
- 4 Ceiling fan pre-wires. (Ceiling fans and installation sold separately)
- Exhaust fan in every bath.
- Front door chimes w/ bell button.
- 220-volt dryer outlet.

Plumbing

- Stainless steel Undermount double kitchen sink with DELTA Essa high arc kitchen faucet and pull-out sprayer (stainless finish).
- DELTA® dual lever faucets in all bathrooms.
- Undermount china sink in baths.
- 1/2 HP garbage disposal.
- 50 Gallon double element quick recovery water heater.
- Enamel over steel tubs (choice of colors).
- Sunken showers to prevent leakage.
- Elongated toilets by American Standard®.
- FlowGuard Gold non-corrosive water piping (CPVC) throughout home.
- Ice maker water line for refrigerator.
- Three (3) outside hose bibbs.
- Washer / Dryer hookups.
- Laundry tub with dual handle faucet in base wood cabinet.
- Acrylic Garden tub in Owner Suite bath in most models.

Structural

- Steel reinforced concrete footings.
- Continuous pour 3,000 pound per square inch monolithic concrete foundation with fiber mesh reinforcement.
- Visqueen vapor barrier under all concrete floors.
- Cement block exterior walls.
- Reinforced concrete columns (filled cells) at all corners and wherever else required by code.
- Cement block privacy wall (to a height of 7'4") around Cabana Courtyards.
- Termite treated home.

Doors, Windows & Shelving

- Low-E Double Pane Insulated Operable Vinyl Framed Tilt-In Windows & Aluminum Sliding Glass doors w/white frames.
- 8 ft. tall Sliding Glass Doors as per model.
- All exterior doors are fiberglass (no rust) with composite jambs (no rot).
- 7 ft. tall sectional steel garage door(s).
- 8 ft. tall interior doors.
- Wood Cased door openings with Baby Howe casing, not drywall wrap.
- Kwikset® hardware throughout with dead bolts on exterior hinged doors.
- Ventilated closet shelves w/TOTAL SLIDE.
- Shoe rack in Owner Suite Closet.
- Marble Window Sills.
- Cased Attic Stairs in Garage.

Heating & Air Conditioning

- LENNOX® 15 SEER High Efficiency Heat Pump with Variable Speed Air Handler.
- Entire ductwork system Certified Mastic Sealed & Heat Reflective.
- Touch Screen Programmable Thermostat with built-in Humidistat.
- "Home Run" return air grills in all bedrooms.

Insulation

- R-30 blown insulation in ceiling over living area.
- R-12 open cell foam system injected into block exterior walls around living area of home.
- R-11, 3 1/2" batt fiberglass insulation in 2x4 walls between living and nonliving.

Roof

- Pre-engineered roof trusses.
- Dimensional algae resistant fiberglass shingle roof with "Lifetime" warranty, & roof vents.
- 16" overhang (12" for gable ends).
- Maintenance-free aluminum soffit vents and 6" fascia.

Additional Features

- Up to: \$3,000 Sod, \$1,000 Landscape, \$1,500 Sprinklers, \$2,800 Septic/Sewer, \$1,500 Water/Well, \$1,700 Permit fees. Impact fees may be required.
- Site preparation, debris removal, grading and fill dirt up to \$5,000.
- 850 sq. ft. concrete driveway & walkways.
- Lot survey up to \$250.
- Porch as per floor plan.



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