

## Cabinets & Counter Tops

- Custom cabinets with Raised Panel Wood Doors in kitchen, baths & utility room with hidden hinges and Amerock® decorative cabinet hardware.
- Kitchen to have: 36" Staggered Upper Cabinets w/Crown Molding and two (2) Pullout Shelves for cookware.
- 36" Tall base cabinets in Bathrooms and Utility Room (Cabinets over Washer and Dryer).
- Granite countertops in all bathrooms and kitchen; laundry laminate top.

## Appliances

- Stainless Steel Frigidaire or white GE® appliance package.
- 25 Cu. Ft. Side-by-Side Refrigerator with icemaker & water.
- Self-cleaning Glass Top Range.
- Microwave oven (over Range).
- Dishwasher.
- Or Appliance Allowance of \$2,400

## Walls & Ceilings

- Lace finish on all exterior walls.
- 2x4 wood studs in frame walls, 16" on center.
- 10 ft. high ceilings as per model.
- Rounded wall corners on interior walls (excludes window or door openings).
- Lace ceiling & orange peel drywall finish.
- Garage walls to have Lace finish.
- Entry & Lanai ceilings drywall with Lace finish.
- 5¼" Baseboard trim.
- Crown molding on ceilings as per model.
- 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.

## Ceramic Tile & Flooring

- Ceramic tile floors: Foyer, Kitchen, Breakfast Nook, All Baths, and Utility Room.
- Stain resistant and wear-dated carpet and high-density padding.
- Marble shampoo shelf in showers.
- Tile backsplash in kitchen.
- Brick pavers on Entry, Breezeway, & Screen Porch.
- Ceramic tile on bathroom shower walls and tub area.

## Warranty

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



## Electrical

- Lighting Allowance of \$2,000.
- All lightbulbs are LED for energy efficiency.
- Recessed kitchen lights as per model.
- 200-amp electrical service.
- Copper wiring from circuit breaker panel throughout home.
- Decora rocker style switches & outlets.
- LiftMaster® ½ HP, belt drive, battery back-up and Wi-Fi ready garage door opener with 2 remotes per door.
- Hard-wired electric smoke/carbon monoxide detectors with battery backup per code.
- Dual USB charging/power outlet in kitchen.
- Three (3) exterior weatherproof electric outlets.
- Pre-wire TV, phone & fan in every bedroom.
- Pre-wire one (1) additional TV, phone, fan.
- Exhaust fan in every bath.
- Front door chimes w/upgraded bell button.
- 220-volt dryer outlet.

## Plumbing

- Stainless steel Undermount double kitchen sink with DELTA Leland high arc kitchen faucet and pull-out sprayer (stainless finish).
- DELTA® dual lever faucets in all bathrooms.
- Undermount china sink in baths.
- ½ 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 master 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

- All exterior doors are fiberglass (no rust) with composite jambs (no rot).
- 7 ft. high sectional steel garage door(s).
- 8 ft. high six-panel style interior doors.
- Wood Cased door openings with Baby Howe casing, not drywall wrap.
- Kwikset® hardware throughout with dead bolts on exterior hinged doors.
- Low-E Double pane Insulated operable Windows & Sliding Glass doors w/white aluminum frames.
- 8 ft. high Sliding Glass Doors as per model.
- Ventilated closet shelves w/TOTAL SLIDE.
- Shoe rack in Master 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 Humidity Control.
- Air-conditioned laundry room & walk-in closets.
- Return air grills in bedrooms.

## Insulation

- R-30 blown insulation in ceiling over living area.
- R-15 open cell foam system injected into block exterior walls around living area of home.
- R-11, 3½" 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 ridge vents.
- 16" overhang (12" for gable ends).
- Maintenance-free aluminum soffit vents and 8" fascia.

## Additional Features

- Floratam sod, landscaping, & under-ground sprinkler system (up to 6 zones) up to \$5,200.
- Includes up to \$11,000 in impact, sewer (or septic, if applicable), water, & permit fees. Other counties/cities may charge customer impact fees.
- Site preparation, debris removal, grading and all fill dirt up to \$5,000.
- Concrete driveway (16'x40' or up to 650 sq. ft.)
- Lot survey up to \$250.
- Screened porch with cement block kneewall as per model.

*Talk with your Palmwood New Home Consultant today about many other Lifestyle Options & Energy Saving items available on your new home!*

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