



FEATURES AND SPECIFICATIONS

SITE PREPERATION & FEES

- All current Permit & Impact Fees
- All Construction Surveying Required
- City Water and Sewer

EXTERIOR FEATURES

- Brick paver Driveway, Walk and Entry
- Brick paver covered lanai
- \$5,000 landscape package Allowance included
- Floritam sod and irrigation system
- 30 year dimensional shingle roof
- Rear yard fenced with 6' vinyl fence to back of home

CONSTRUCTION FEATURES

- Concrete Block Exterior Wall Construction
- Vaulted and tray ceiling details per plan
- Monolithic slab with termite bating system
- Attic access stairs in garage
- 19/32" 4-ply plywood roof sheathing
- R-30 blown ceiling insulation in Living Areas
- R-4.1 exterior wall block insulation
- 16 SEER Trane HVAC system
- Programmable Thermostat
- 8' Tall Overhead Garage Door with 2 Openers
- "Tubes in the wall and slab" pest control
- Decorative cementitious exterior finish
- Stucco siding details as noted per plan
- Stained finish on the garage floor
- Low maintenance white aluminum soffit and fascia
- Interior walls framed with metal studs 16" O.C.
- 55 gallon energy efficient water heater
- 3 hose bibs
- Impact Windows and Door on the Front Elevation
- PGT Aluminum Windows & Sliders with Clear Insulated Low-E Glass
- Storm panels for all side/rear windows and doors

ELECTRICAL FEATURES

- 200-Amp electrical service
- All copper circuit wiring
- Decora electrical switches
- Recessed lighting per plan
- Pre-wired for 6 data/phone, & 6 TV outlets
- CAT-6 Data wiring and RG-6 cable wiring
- 3 exterior weatherproof outlets
- \$1,000 lighting fixture allowance
- 4 recessed lights in Great Room

INTERIOR FEATURES

- Tile in Great Room, Halls, Kitchen, Breakfast, Laundry and Baths
- 8' tall Masonite interior doors
- 8' tall French impact glass entry door as per plan
- Selection of 5 1/4" baseboards and 3 1/2" casing
- LG hi-max solid surface window sills
- Schlage door hardware
- Carpet w/ 6lb Pad in Bedrooms and Study
- Complete security system with one keypad
- Square drywall corner bead
- Skip trowel drywall finish throughout Home
- Interior Sherwin Williams flat paint on walls and semi-gloss paint on trim
- Vinyl ventilated shelving throughout

KITCHEN / LAUNDRY FEATURES

- Full Overlay Cabinetry w Maple Doors & Drawer Fronts
- 36" upper cabinets in the Kitchen
- Choice of Group 1 3cm granite countertops in Kitchen
- Stainless steel undermount kitchen sink
- Moen Integra one piece pull out kitchen faucet
- \$6,000 appliance allowance included
- Laundry Room Cabinets per Plan with Thermafoil Doors with Group 1 granite top per plan
- Vinyl wire shelving above W/D
- Drop laundry tub with faucet when shown on plan
- Laundry Base Cabints where shown on plan

BATHROOM FEATURES

- Full overlay cabinetry with maple doors in Master Bath
- Choice of 3cm Group 1 granite countertops in all baths with a white undermount sink
- Moen Eva (or equal) 4" spread faucets in all baths
- 72" high, 3/8" heavy glass enclosure in Master Bath
- 72" high, 3/16" enclosure in Guest Baths with showers
- Drop-in tub with tiled tub deck in Master Bath per plan
*Some plans show optional freestanding tubs
- Tiled shower seat in the Master Bath
- 42" mirrors included in all baths with vanities

WARRANTY

- 1 year builder warranty
- 2 year roof warranty
- 10 year bonded builders structural warranty

