

## COMMUNITY FEATURES

### EXTERIOR

- Home exterior is a combination of maintenance free oversized brick with Mortar Break and Weep Vents, hard coat stucco with acrylic-finish and hardiplank
- Wood and steel frame construction
- Walls between homes consists of 2 separate wood stud walls, each with batt insulation and one layer of 5/8" sheetrock. There are two cavities and two layers of ½" sheetrock between stud walls to further reduce sound transmission between units.
- Raised solid foundation with brick veneer
- Rustic wood-grained fiberglass front door with clear glass insert
- 16'x8' **Amarr® Classica Collection Series 2000** double insulated metal maintenance free garage door with authentic carriage house modern design
- One exterior keypad
- Each home will incorporate a full sized 2 car private attached garage
- Sand-set brick pavers in a running bond pattern included leading to private discreet covered entranceway to garage
- Architectural **Tamko® Heritage** roof shingles with 30 year guarantee and dark bronze standing seam metal roof with dark bronze aluminum flashing (roof shingles have Florida Building Code Approval)
- 15# Felt Underlayment installed over entire roof deck
- Ice & Water Shield installed at all valleys, metal & low sloped roofs, per plan
- Energy efficient (low E) **Sierra Pacific** windows with tilt in feature and GBG design (Grills between the glass)
- Covered entry way and balconies on the front and side of home
- Two exterior hose bibs, one each at the front and rear of the home
- All lawn areas are irrigated
- (Mulch Area) – Pine needles included around all plantings
- All exterior doors and windows shall receive Simonini head and sill flashing system

### INTERIOR

- 10' ceilings on the main floor and 9' on the lower and upper floor
- 5" wide **Mohawk®** pre-engineered hardwood flooring located at the Lower Level Foyer, Rec Room, Bedroom and the entire main level
- Smooth finished ceilings
- Elegant 5 ¼" base modeling throughout with shoe molding at all hardwoods and tile floors
- Wood trim casings included at all windows, doors and interior openings
- Lighting allowance of \$3,000 at Lee Lighting or choose from one of our preselected lighting packages
- Three coat **Sherwin-Williams®** paint system included based upon customer selections
- All paints to meet the **Green Seal/LEEDS VOC** (Volatile Organic Compound) requirements
- 8' door height on main level and 6'8" door height on upper and lower levels
- All pads and carpet have been tested by the **Carpet and Rug Institute** and exceed the "**Green Label Plus**" for low VOC
- All door hardware by **Schlage**
- All bathrooms to receive 42" high plate glass mirrors

### ENERGY EFFICIENCY

- Our homes include energy saving features that typically make them more efficient than standard homes. These features can contribute to improved home quality, homeowner comfort, lower energy demand, and reduced air pollution. Savings can be realized in heating, cooling, hot water energy use and can be achieved through effective insulation, high performance Low E windows, efficient heating/cooling, and tight duct systems.
- Natural gas heat, hot water and cooktop
- 14 SEER (93% AFUE) heating and air conditioning system with 3 zones with individual programmable thermostat per floor
- Low E 366 Glass included
- Thermal insulation being R-19 un-faced batt insulation at the perimeter between floors, R-30 blown insulation installed in all ceiling or R-30 batts if required and R-13 un-faced batt insulation at all 2x4 exterior wall or R-19 un-faced batts at 2x6 exterior walls
- Ducts in unconditioned spaces to be insulated with a minimum R-Value of R-8 and have a sealed vapor barrier to avoid condensation on the duct
- Energy Efficient appliances
- Tankless natural gas water heater

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### CHEF'S KITCHEN

- 36" **KITCHENAID** all gas 5 burner cooktop with 19K BTU
- 30" **KITCHENAID** stainless steel single wall oven
- **KITCHENAID** stainless steel dishwasher with ProWash Cycle
- **KITCHENAID** stainless steel microwave with Trim Kit
- 36" Stainless steel wall hood
- 3 CM granite/marble countertops with tile back splash with various edge details to be selected by buyer
- Solid northern hard-rock maple custom cabinets from **Eudora Cabinets** with flat panel shaker style doors and euro hinges, several stains & paint choices to be selected by buyer
- Dovetail full extension under mount soft close drawers
- Crown molding and light rail molding in kitchen
- One trash pull-out included with 2 containers in kitchen
- **Kohler**® "Simplice" faucet with pull down spout, magnetic docking system with 3 function head
- **Sterling**® "McAlister" stainless steel under mount double or single bowl sink
- Garbage disposal

### ELECTRICAL

- 5 TV (RG 6 Quad Shield TV/Cable Outlets with trim) and a 6 port phone hub, 4 line capability (Cat5e Telephone Outlet with trim), all running to a central structured wiring panel
- Fan pre-wired in all bedrooms and living areas
- Recessed can lights, per plan

### PLUMBING

- Tankless gas water system
- **Kohler** "Devonshire" or **Delta** "Ashlyn" faucets in Master Bath, Powder Room and all Secondary Baths in chrome finish
- **Sterling** white under mount sinks in all bathrooms
- **Sterling** "Windham" elongated toilet in all bathrooms
- **Kohler** "Sunward" 5' garden tub in Master Bath
- **Kohler** "Veer" Pedestal sink in Powder Room

### WARRANTY

- Ten year structural component warranty
- One year warranty for materials and workmanship
- Borate termite treatment at framing and final treatment after house and landscaping are complete. Warranty against termite damage and any required soil retreatment if termite activity is detected included for the first year after closing.