

### Construction Features

- 10-year Structural Warranty
- Manufacturer's warranties on equipment and appliances
- Permit, Impact and Water and Sewer Connection fees included (as per location and allotment)

### Exterior Features

- Concrete block construction with 2 coat waterproof lace stucco over block
- 3000 psi concrete footings and steel-reinforced perimeter tie-beam
- 6 mil Poly-visqueen moisture barrier below slab
- Soil pre-treated for subterranean termites
- 2 course stem wall
- Maintenance-free aluminum soffit and fascia
- Professionally engineered roof trusses
- Dimensional shingle roof
- Professionally designed custom landscape package
- Paver driveway and front entry
- Two exterior hose bibs
- Pavers on porch and lanai
- Neighborhood approved mailbox
- Sherwin Williams Painted exterior
- Schlage Addison Front Entry Handle set w/Deadbolt and Latitude Lever
- Schlage deadbolt on all exterior hinged doors
- Raised panel steel garage door with 2 automatic openers
- Custom-designed, gas-heated pool

### Interior Features

- High ceilings in Great Room
- Open Concept floor plan
- Pool Entertainment room
- Vaulted ceilings in Master Bedroom
- Upstairs bonus room featuring an abundance of natural light
- 200-amp electrical service
- Orange Peel interior wall finish and knockdown ceiling finish
- Interior wood framing 16" on center
- Schlage Latitude interior door handles
- 5 1/4" base molding
- Luxury Vinyl Planks in entrance foyer, great room, kitchen, breakfast nook, master bedroom, laundry room, pool bath and pool entertainment room
- Ceramic Tile in bathroom Carpet in remaining areas

- Sherwin Williams paint used throughout (2 coats - 1 color and ceiling white)
- Corian or marble window sills
- PGT vinyl single-hung windows
- PGT aluminum 8' sliding glass doors
- Pre-wired for ceiling fans in bedrooms, Family Room & Lanai
- Pull-down attic stairs in garage with light and switch
- 2 Panel modern interior doors
- Smoke detectors throughout, as per code
- Decora light switches and outlets
- CPVC plumbing lines throughout
- Ventilated vinyl closet shelving
- Laundry tub in stainless steel
- Recessed lighting throughout home

### Kitchen Features

- Granite or quartz countertops
- Stainless steel undermount sink
- Custom designed cabinets with full extension soft close features
- KitchenAid stainless steel appliance package, gas cooktop
- Undercounter wine fridge in adjacent wet bar
- 1/2 hp garbage disposal
- Ice-maker line to refrigerator
- Moen Adler Faucet in Spot Resist Stainless

### Bathroom Features

- Custom designed 36" cabinets with full-extension soft-close features
- Granite or quartz countertops
- Ceramic undermount sink(s)
- Elongated Toto or Kohler water closets
- Freestanding master soaking tub
- Moen Gibson sink and shower fixtures in nickel
- Wonder Board used behind all shower and tub walls
- Exhaust fans in all baths

### Energy Saving Features

- High efficiency 14-SEER professionally engineered heat pump air conditioning system
- R-38 ceiling insulation
- R-13 insulation in framed exterior walls
- Foam insulation board on exterior block walls with a 4.1 R-value
- 40-gallon, quick recovery water heater

### Also Included

- Professionally engineered plans
- Architectural design
- All permit fees

### Builder Features

- Certified Building Contractor on site daily to ensure utmost quality in your new home
- Dedicated to giving you a truly custom home
- All licenses and insurances as required in FL
- Over 20 years of building experience