

# **MILLWORK SPECIFICATIONS:**

- 5 1/4"Victorian baseboard and 2 1/4"Howe door casing
- Wood window sills with casing apron
- Staircase with lower spindles, stained handrail and carpet treads, per plan
- Therma-Tru Smooth-Star fiberglass insulated entry door (size and style per elevation, per plan)
- 8'0" two-panel smooth finish interior doors (varies per plan)
- Schlage® entry door handleset in satin nickel or bronze
- Schlage® interior door lever hardware in satin nickel or bronze

#### **KITCHEN FEATURES:**

- Birch cabinetry package featuring 42" upper cabinets, decorative hardware and crown moulding in choice of five colors
- 3cm granite countertops with 4" backsplash
- Sterling® stainless steel 50/50 split undermount sink
- Moen® chrome pullout kitchen sink faucet

#### **APPLIANCES:**

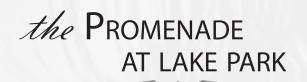
- Whirlpool stainless steel 30" gas cooktop
- Whirlpool® stainless steel single wall oven
- Whirlpool® vented microwave / hood combination
- Whirlpool® stainless steel 5-cycle dishwasher
- 1/2 horsepower waste disposal with convenient countertop air on/off switch

### **ELECTRICAL FEATURES:**

- LED recessed lighting package throughout main living areas, hallways, and kitchen (quantity and location per plan)
- Programmable digital thermostat
- Decorative garage coachlights, in predetermined locations
- Ceiling fan pre-wire in great room/family room, bedrooms, den, bonus and loft, per plan
- Two dual media outlets (great/family room and owner's suite)
- Decora rocker switches
- Four data, television and phone connections, in predetermined locations
- 220 electric outlet at natural gas dryer hookup
- 200-300 AMP minimum electrical service per plan
- Weatherproof exterior GFI outlets at all entries and rear patios, per plan

# **LUXURY BATH FEATURES:**

- Birch cabinetry in all bathrooms, with 36" height in all baths
- 17" quality ceramic floor tile with coordinating 13"x13" shower wall tile
- Luxurious 3cm granite countertops with 4" backsplash in choice of two colors
- Drop-in garden tub in owner's bath
- Sterling® oval undermount sinks in all bathrooms
- Sterling® tub in secondary bathroom(s)
- Sterling® luxury height elongated commode in Owner's baths
- Sterling® elongated commode in all secondary baths
- Moen® 4" centerspread chrome faucets in all bathrooms
- 42" frameless mirrors in all bathrooms
- Chrome shower enclosure with clear glass in owner's bath
- One tiled wall niche in each bath, per plan
- Progress Lighting® vanity light fixtures in all baths (sizes vary per plan)



## HOME SAFETY AND SECURITY:

- Security system prewire for alarm contacts and magnets on all first floor operable doors, windows,
- Smoke and carbon monoxide detectors throughout home, per code

#### **INTERIOR APPOINTMENTS:**

- 17" quality ceramic tile in the foyer, kitchen, casual dining, launch, laundry, and bathrooms in a choice of three colors
- Sherwin Williams interior paint
- Shaw 100% nylon carpet with 7/16" padding for comfort and durability
- Wire free-slide vinyl coated shelving in all bedroom closets
- Wire five-shelf vinyl coated shelving in linen closets, per plan
- White wood-shelving in pantry (per plan)
- Personalized design assistance at our exclusive Design Center

### **EXTERIOR APPOINTMENTS:**

- Exquisite exterior home elevations featuring architect inspired design themes, decorative accents (per plan) and choice of color palettes
- GAF 30-year dimensional asphalt shingle roof (color tied to exterior color palette)
- Four-sided aluminum gutters and downspouts (per plan)
- Acrylic texture entry, portico or lanai (per plan)
- Clopay garage door with Genie 1/2 horsepower belt garage door opener, including two remotes, per door
- Landscape package including fully-sodded St.
  Augustine yard and irrigation system tied to reclaimed water service
- Two exterior hose bibs, per plan

### **CONSTRUCTION EXCELLENCE:**

- Carrier 15 SEER energy-efficient air conditioning system
- Insulated Low-E white vinyl windows
- Housewrap on exterior frame walls
- R-30 fiberglass ceiling insulation over all living areas
- R-13 in wall between garage and living areas
- Insulated exterior walls that meet or exceed current Florida energy code
- · Radiant barrier roof sheathing
- Precast concrete window sills and lintels over openings
- Steel reinforced concrete poured tie beam at masonry perimeter walls
- Cast in place truss straps
- Professionally engineered roof trusses with hurricane clips for added protection
- Garage epoxy coating
- Bora-Care termite treatment and Taexx Tubes In-the-Wall® pest control system
- Upgraded Uponor plumbing water lines for enhanced comfort and reliability, compared to CPVC
- 10-year limited home warranty



