



### **Structural and Exterior Features**

- 8x8x16 Concrete block with reinforced steel construction
- Textured stucco finish with decorative bands
- Two coats of Sherwin Williams paint
- Two 16" solid concrete columns at front entry way
- 8' Double door entry with double full glass inserts and transom window above
- 30-year Architectural grade shingles with manufacturer warranty
- Continuous vented vinyl soffit and six-inch aluminum fascia
- 3000 psi steel reinforced concrete monolithic slab
- Polyethylene moisture barrier over termite treated slab
- Certified termite treatment with renewable bond
- Three exterior hose bibs
- 18' driveway and 3' walkway with flare to front entry
- Structurally engineered truss system
- Hurricane clips and strapping to withstand high winds
- Structure built for Internal Pressure
- Two car garage
- 16'x 8' Steel reinforced raised panel overhead garage door with two remotes
- Double pane (insulated), single hung windows with tilt sash and screens
- Decorative internal grids on front windows as owner choice
- Seamless mitered glass window in breakfast nook
- Truss covered lanai
- 8000 square feet of Floritama/ St. Augustine sod
- Landscape package

### **Interior Features**

- Volume Ceilings or 9'4" ceilings per plan
- Decorative shelves and designer niches

- 16-18 inch ceramic tile in kitchen, nook, laundry room, hallway, bathrooms and foyer.
- Walls painted with two coats – color is owners choice from Sherwin Williams
- Knockdown ceiling finish throughout
- Raised panel interior doors
- Lever handles-owners selection
- Colonial wood trim package with 5 1/4" baseboards
- Cultured marble window sills
- Ventilated vinyl clad closet shelving
- R-30 Batt insulation in ceilings over living area
- Pull down attic stairs with attic light
- Washer and dryer connection box
- Wood studs 2x4 at 16 inches on center
- Dryer vented to exterior
- Utility sink in garage or laundry
- Rounded corners
- Cold air returns in every bedroom leading directly to the main air handler
- Large master bedroom closet

### **Mechanical Features**

- Lighting package
- Decora rocker switches
- 13 Seer high efficiency heat pump and air handler with Energy Efficiency specification
- Digital Thermostat
- Smoke detectors with battery back-up
- Front door bell chimes
- Pre-wire for paddle fans and switches in all bedrooms, family room, living room and covered porch
- Pre-wire for television in all bedrooms, living room and family room
- Pre-wire for telephone in all bedrooms and kitchen
- Pre-wire for carriage lights on each side of garage door
- Recessed lighting package in kitchen and master bathroom
- Three weather proof electrical outlets
- 200-amp electrical service

### **Kitchen Features**

- Custom raised panel cabinet with crown molding
- Beveled edge protective laminated counter tops
- Appliance package (includes smooth top self-cleaning range, built-in microwave and dishwasher Allowance \$1400.00)
- Extra deep stainless steel double compartment sink
- Garbage disposal
- Delta Chrome faucet
- Ice-maker water line and shut off valve
- Bar stool counter top

### **Bathroom Features**

- Custom raised panel vanity cabinets
- Cultured marble vanity tops with integrated sink
- 6 x 6 deluxe double headed sunken shower in master bathroom with tile walls and floor, roman column entry and sitting bench (per plan)
- Luxury cultured marble roman tub in master bath with tiled walls and sitting area around tub
- Ceramic tiled walls in guest bath and shower areas
- Steel porcelain bath tub in guest bath
- Elongated toilets
- Full size vanity mirrors with beveled edges
- Single lever Chrome Delta faucets
- Exterior vented exhaust fans in all bathrooms

### **Included**

- Permits
- Land clearing (80x125 standard lot) and six loads of fill dirt
- Builders Risk Insurance
- One year Builder Warranty
- Ten year Bonded Builder Warranty
- One year renewable termite Bond
- All required surveys
- Soil test