

Interior Appointments

- Floor tile up to 18" x 18"
- 5 ¼" base throughout and 3 ½" casings
- Raised panel interior doors throughout
- 8' interior doors on first floor
- Satin nickel lever-style door hardware
- Choice of two interior paint colors
- Hand-stained oak staircase treads and wood with wrought iron or wood balustrades (*per plan*)
- Painted wood window sills throughout
- Carpet over 6lb padding
- Leviton rocker switches throughout
- Dining Room slide dimmer switches
- Free-sliding shelves in all closets
- Laundry Room Moen Integra chrome faucet and drop-in acrylic utility sink
- Laundry Room wood cabinets with 3cm granite countertops
- Drip-dry hanging bar with cabinet storage in laundry room
- Structured wiring package with CAT 5 wiring.
- Cable, phone and internet outlet in family / great room, bedrooms, den, and bonus room (*per plan*)
- Smoke detectors wired to electric system with battery back-up
- Perimeter security system with touchpad
- Pre-wire for touchpad in master
- Ceiling fan prewires in family/great room, den, bonus room, lanai, all bedrooms
- Exterior vented kitchen and bath exhausts
- Bronze or white window frames

Gourmet Kitchens

- General Electric stainless-steel appliance package including gas or electric cooktop, hood, wall oven, microwave, and dishwasher
- Wood cabinets with soft-close doors and drawers, hidden door hinges, fixed and adjustable shelving, selected pullout drawers throughout in a wide selection of woods and finishes
- 42" height kitchen wall cabinets accented with crown molding
- Cabinet hardware in a variety of finishes
- 3cm granite countertops
- Full-height kitchen tile backsplash
- Kitchen under wall cabinet LED lighting
- Stainless single-basin under-mount kitchen sink
- Moen stainless spot resistant kitchen faucet
- Insinkerator garbage disposal
- Fully shelved walk-in kitchen pantries
- Pre-plumb for refrigerator automatic ice maker

Spa-like Bathrooms

- Under-mount sinks in master and secondary baths
- Wood cabinets with soft-close doors and drawers, hidden door hinges, fixed and adjustable shelving throughout in a wide selection of woods and finishes
- 3cm granite countertops
- Chrome and tempered glass shower enclosures
- Non-jetted soaker tub in master bath (*per plan*)
- Sterling tubs in secondary baths
- Choice of Moen Kingsley or Voss faucets in master bath
- Moen Eva, Brantford or Glyde faucets in secondary baths
- Complimentary Moen towel bars and paper holder (*per plan*)
- Elongated toilets in all baths
- Nutone quiet series exhaust fans

Exterior and Garage

- Authentic architectural elevation choices per plan
- Cement tile roof choices in barrel or flat profiles
- Driveway, front porch, and lanai pavers
- Architecturally complementary exterior lighting fixtures
- Entry handle sets with lifetime finish warranty
- Spacious covered lanai(s) per plan
- Three weather-proof exterior receptacles
- Three exterior hose bibs
- Durable 24-gauge steel garage with premium whisper glide belt, security code opener, two remote transmitters
- Epoxy coated garage floor
- Painted skim coated masonry garage walls
- Fluorescent garage lighting
- Pull-down attic staircase with attic light

Energy Saving

- Radiant barrier roof sheathing
- Energy efficient LED air-lock recessed can lights
- Trane 16 SEER air conditioning system with Honeywell deluxe programmable thermostat
- R-30 blown ceiling insulation and R-30 batts
- Low flow plumbing fixtures for water savings
- CPVC gold flow-guard water supply lines (minimizes water line heat loss)
- Efficient gas tankless water heater
- Natural gas package includes (3) drops at cooktop/range, dryer, and water heater
- Water softener loop with drain
- Continuous vented low-maintenance perforated soffit
- Air infiltration sealant at all door and windows
- Low "E" insulated double pane glass windows and doors

Quality Construction

- Each plan is engineered to meet hurricane wind standards by a licensed engineer
- Visqueen vapor barrier under all concrete floors
- Steel reinforced engineered precast concrete lintels poured solid with concrete
- Interior studs at 16" center
- Minimum of 300 AMP electric service
- Copper wiring from breaker panel
- 2/10 Home Builder's Warranty – 1-year workmanship, 2-year systems, 10-year structural

Premier Luxury Living

- Floor plan and elevation semi-customizations to meet your living needs
- Design Center personalized selections and options managed by an interior design professional
- Experienced construction management team
- Family owned and operated since 1976
- **FLEXIBLE BUILDER'S COST ALLOWANCES**
 - \$10,400 professionally designed landscape package
 - \$1,000 lighting allowance (includes fixtures, bulbs, installation, tax)
 - \$1,500 front entry door
 - \$500 decorative vanity mirror trim



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