



QUALITY FEATURES & CONSTRUCTION SPECIFICATIONS

Interior Features:

- Indoor Laundry Area – 2nd Floor
- Ceramic Tile floors in all Baths
- Hardwood style plank ceramic floors – 1st Floor
- Designer Light Fixtures
- Orange peel textured walls
- Kwik-set interior & exterior door hardware
- Quartz windowsills
- 3.5" casing and 6" baseboards
- Paneled bypass closet doors
- Pre-wired for ceiling fans with separate switch
- Pre-wired for (8) RG6 coax cable TV outlets
- Recessed Lighting at Kitchen and Stairs
- Rocker Switches
- Two panel interior doors with three hinges
- 9'4" volume ceilings – first floor
- 9' volume ceilings – second floor
- Stain Resistant wall to wall carpeting with 7/16" comfort pad
- Ventilated vinyl clad shelving in bedroom closets
- 7' tall windows

Exterior Features:

- 100% acrylic primer and paint exterior
- Architectural Roof Shingles (30 years)
- Automatic Sprinkler System
- Brick paver driveway for 2 cars
- Decorative masonry exterior finish
- Exterior Coach Lights
- Exterior weather-proof electrical outlets
- Fully sodded yard with St. Augustine grass
- Gutters over front entrance
- Maintenance free continuous aluminum soffit vents with 6" fascia
- Professionally designed landscape
- 8' front entry door
- Rear garage entry door for easy access
- Two-car garage with metal, raised panel garage door, automatic opener and two remotes

Owner's Retreat:

- Ceramic tile surround in shower
- Ceramic tile on bath floors
- Gentlemen's height vanity with cabinet (36")
- Linen closet (per plan)
- Shower with glass enclosure
- Spacious walk-in closet with ventilated vinyl clad shelving
- Duel flush elongated water saver commodes (All Baths)

Safety, Energy & Warranty:

- One Year Home Buyer Warranty
- 10-Year Limited Structural Warranty
- 14 SEER energy efficient central air conditioning and heat pump heating system
- Concrete block masonry – 1st Floor
- Energy efficient, quick recovery water heater
- Foam caulking around doors and windows
- Moisture Barriers with 10-year Product Warranty
- Interior fire sprinklers
- Kwik set dead bolt locks on every door
- Masonry R4 insulation with vapor barrier on concrete exterior walls
- Off ridge vents for attic ventilation
- Programmable thermostat – 2nd floor
- Protective smoke detectors (per code)
- R-13 frame wall insulation between garage and A/C space on the 2nd story exterior walls
- R-30 ceiling insulation in living area

Quality Gourmet Kitchen

- ½ Horsepower garbage disposal
- Bright Breakfast area (per plan)
- Cabinets 42" high
- Harwood style Plank Ceramic Flooring
- Quartz counter tops
- Glass subway style tile backsplash
- Large double stainless-steel sink
- Goose neck faucet with pull out sprayer
- Samsung Stainless Steel appliances (includes Refrigerator)
- Electric range, self-cleaning smooth top oven
- Built-in 1100-watt space saving microwave
- Super capacity Energy Star Dishwasher
- 25 cubic ft Refrigerator with ice maker

This information is based on current development plans which are subject to change without notice due to various reasons including changes with building codes or availability of materials. Please refer to the Homeowner's Association documents for details regarding the community.