

# The “*Driftwood Bay*” Model





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AREA TABULATIONS	
LIVING AREA	2,377 S.F.
ENTRY	147 S.F.
LANAI	798 S.F.
GARAGE	551 S.F.
<b>TOTAL SQ.FT.</b>	<b>3,873 S.F.</b>



Presents The *Driftwood Bay* Model Home

## Features list

### **Custom Home Highlights**

3 bedrooms / 3 baths  
Separate Guest Suite  
2, 377 living area - 3,873 total Sq. ft.  
Side load garage with brick paver driveway  
Center courtyard pool with spa  
Porcelain wood floor plank tile through out  
Metal 5 V crimp roof

### **Foundation & Structure**

Certified soil treatment for termites  
3000 psi concrete slab with #5 rebar  
8" concrete block wall construction  
8" x 16" bond beam with continuous steel  
Florida certified engineered roof trusses  
5 V crimp galvanized metal roofing

### **Interior features**

10' ceilings with 11' coffers & 12' foyer  
Custom stained sliding barn door  
Horizontal 5 panel interior 8' tall doors  
8" step moldings  
Boxed beam ceilings  
5-1/4" contemporary baseboard with 3-1/4" casing  
Custom in wall niches

### **Appliance package**

Stainless steel French door refrigerator  
Self cleaning glass flat top Convection range  
Built in stainless steel dishwasher  
Stainless steel microwave over range  
GE washer with dryer  
Outdoor under counter refrigerator

### **Green - Energy efficiency**

Low E Bronze frame aluminum windows  
R-30 batt insulation in ceiling  
R- 4.2 Fi - foil insulation on exterior block walls  
Energy Star Kitchen Aide appliances  
Insulated fiberglass exterior swing doors  
Professionally installed 14 SEER HVAC system  
Low flow 1.6 gal. toilets

### **Kitchen & bath**

Cabinets made of all wood construction  
Solid maple face frame, doors & drawers  
Soft close drawers and wood dovetail drawers  
Oil rubbed bronze fixtures  
Double bowl kitchen sink with garbage disposal  
3cm Granite counter tops with under mount sinks  
Free standing soaking tub in master bath  
Stone kitchen backsplash w/ glass block window  
Frameless glass shower enclosure in Master & Guest  
Center island kitchen with seating

### **Exterior**

James Hardie cement board siding & trims  
Florida stucco with light texture  
Premium paint with satin finish  
Floritam sod with irrigation system  
Upgraded landscaping with palm trees  
Ventilated white aluminum soffit and fascia

### **Sustainability**

Hurricane impact rated window and door openings  
Concrete, stucco & metal construction  
Aluminum & fiberglass windows and doors