

The “*Montserrat*” Model



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The *Montserrat* Model Home

Features List

Custom Home Highlights

3 Bedrooms / plus Den / 3 Baths
West Indies design
2, 684 living area - 3,701 total Sq. ft. under roof
Side load garage with brick paver driveway
Centrally located pool in back with screen enclosure
Porcelain wood floor plank tile through out
Summer Kitchen on covered lanai

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
Flat concrete tile roof

Interior features

10' ceilings with 11' coffers & 13' foyer
Vaulted ceilings
Horizontal 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
Built in double wall oven
GE washer with dryer
Outdoor under counter refrigerator

Green - Energy efficiency

Low E Bronze frame aluminum Impact windows
R-30 batt insulation in ceiling
R- 4.2 Fi - foil insulation on exterior block walls
Energy Star Kitchen Aide appliances
Insulated fiberglass Impact exterior swing doors
Professionally installed HVAC system
Comfort height 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
Single bowl kitchen sink with garbage disposal
3cm Granite counter tops with under mount sinks
Free standing soaking tub in master bath
Stone kitchen backsplash
Frameless glass shower enclosures
Center island kitchen with seating area

Exterior

Courtyard water fountain
Fire pit and Wood Trellis
Premium paint with satin finish
Floratom sod with irrigation system
Upgraded landscaping with palm trees
Ventilated white aluminum soffit and fascia

Sustainability

Hurricane impact rated windows and doors
Concrete, stucco & metal construction
Aluminum & fiberglass windows and doors
Tubes in the wall termite & pest defense

All representations are deemed reliable but are subject to change without notice

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