



Standard Features

OUTSIDE YOUR HOME

- Hurricane Rated Windows and Sliders Throughout
- Florida Product approved roof materials
- Fully Screened Lanai Under Roof - on some models
- Brick Paved Driveway, Walkway, and Entry
- Ceiling Fan Pre-Wired on Lanai
- Plumbing and Electric for Outdoor Kitchen - on some models (kitchen not included)
- Hurricane Rated Front Entry Door
- Schlage (or equivalent) Door Hardware in Satin Nickel Finish Throughout
- Professionally Landscaped and Fully Sodded Home-Site
- Automatic Irrigation System
- Hurricane Rated Decorative Raised Panel Garage Doors
- Keyless Entry Pad on Garage Door
- Decorative Carriage Lights
- Weatherproof Outlet on Entry and Lanai
- Conveniently Located Hose Bibs
- Finished Garage Floor (Gray Stain)

INSIDE YOUR HOME

- Luxury Maintenance Free COREtec (or equivalent) Plank Flooring in Living Areas and Bathrooms
- Stain-Resistant, Wall to Wall Carpet in Bedrooms
- Air Conditioning System with Programmable Thermostat
- 5-1/4" baseboard & 3-1/4" wood casing
- 50 Gallon Water Heater
- Washer and Dryer
- Laundry Sink and Base Cabinet with Countertop
- 8' Raised Solid Panel Doors
- Designer Windowsills - on some models
- Brushed Nickel finish door hinges
- Walk-In His and Her Closets in Master Suite
- Ventilated Wired Shelving in All Closets
- Pre-Wired Ceiling Fans Throughout
- Decorator Rocker Switches
- Recessed Lighting Fixtures
- Textured Drywall Finish Throughout

ENERGY EFFICIENCY

- Money-Saving Features: High-Efficiency Central Air and Heater; Water Heater; and Plumbing Fixtures
- "Blower Door" Envelope Leakage Test to Ensure Energy Efficiency

INSIDE YOUR KITCHEN

- Expansive Island Kitchen, 36" Upper Cabinets Min.
- Solid Granite or Quartz Countertops - some models
- Kitchen Aid Appliance Package (or equivalent) Including Refrigerator, Range, Microwave, and Dishwasher
- 1/2-Hp Garbage Disposal
- Stainless Steel Sink with Moen Faucet (or equivalent)
- Tile Backsplash
- Pantry Closet with 5 levels of shelving
- Recessed Lighting
- Combination USB Charging Receptacles

INSIDE YOUR BATHROOMS

- Frameless Glass Shower Enclosure in Master Bathroom
- Ceramic Tile in Shower
- Moen Faucet Fixtures (or equivalent)
- 36" Tall Vanity Cabinets
- Solid Granite, Quartz or Equivalent Surface Vanity Tops with His and Her Sinks
- Privacy Water Closet in Master Bath - some models
- Elongated comfort height toilets in All Bathrooms
- Recessed Lighting
- Designer Lighting in All Bathrooms

SAFETY FEATURES IN YOUR HOME

- Wireless Security System with Two Keypads - optional
- Hardwired Smoke Detectors with Battery Backup
- Carbon Monoxide Detector
- Hurricane Rated Windows, Sliders, and Doors Throughout the Home

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10/25/2021

Service & Quality You Deserve



Available Upgrades

AVAILABLE OUTSIDE THE HOME

- 12' x 22' pool with Sunshelf & 800 Sf paver deck with fence
- Standard Aluminum Screen Enclosure (to fully enclose pool area)
- Picture Window Aluminum Screen Enclosure (to fully enclose pool area)
- Picture Window Screen Enclosure with Concrete columns and beams (to fully enclosed pool area)
- Added paver sun deck
- Pool Heater
- 5/6 Person Hot Tub Located Outside of Master Suite
- Travertine Deck on Rear Lanai
- Outdoor Kitchen to Include 8' of HDPE or equivalent material Sink with pull out faucet, UC Refrigerator, granite Counter top
- Privacy Package to Include Oversized Clusia's Lining the Property for Optimum Privacy
- Hurricane Rated Wood Garage Door
- Hurricane Rated Wood Garage Door with Top-Panel Windows
- Garage Floor Epoxy
- Privacy Package to Include side, back, and side white PVC fence

AVAILABLE INSIDE THE HOME

- Upgraded Lighting Package
- Ceiling Fan Package
- Level 4 or 5 Smooth Drywall
- Ceramic or Porcelain Floor Plank Flooring Throughout
- Wine Cooler in Butler's Pantry
- Stone Backsplash in Kitchen
- Upper Cabinets in Laundry Room
- Tongue and Groove wood ceiling in Great Room
- Ship Lap on Entry wall
- Tubes in the wall pest defense system
- Jacuzzi Bathtub in Master Suite Bathroom
- Custom Solid Wood Shelving in all Closets
- Sliding Barn Door in Master Suite
- Louver over Louver Bifold Doors
- Smart Home Integration
- Window Trim around all windows, with wood sill
- Bedroom 84" x 18" Transom Window over bed
- Flat double step Crown molding in bedrooms & great room

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