

**EXTERIOR**

- Driveway culvert drainage pipe per county requirements. Corrugated galvanized metal pipe with concrete aprons - per plan
- Mailbox with House #
- Solid raised panel garage doors
- Exterior paint with Behr Satin finish
- Front Door Per Plan Fiber Glass.
- Tamko Heritage Architectural
- Drywall Knock down finished all exterior ceilings - per plan
- Standard stucco finish - per plan
- Architectural stucco banding - per plan
- Aluminum vented soffit with 6" fascia
- Vinyl single-hung, insulated, white frame - per plan. Web reference: [www.miwid.com](http://www.miwid.com)
- Two (2) GFI weatherproof electrical outlet on each exterior wall
- Two (2) hose bib on each external wall and all balconies
- Home built to appropriate elevation including all fill - per plan
- Termite soil treatment on slab, decks, walks and driveways

**QUALITY INTERIORS**

- Orange peel texture interior walls with round corner bead
- Knock down texture ceiling all ceilings
- Off white interior walls flat Behr paint. White Flat Behr wall paint ceilings, closets, baths, utility, garage and bedrooms. White gloss trim paint
- Wood Window sills
- 6'-8" Masonite doors throughout Classic Door selection. Web reference: [www.masonite.com](http://www.masonite.com)
- Soaring ceilings - per plan
- Tray ceilings - per plan
- Impressive 3 1/4" Colonial baseboard trim
- Attractive 2 1/4" Delta Howe casing
- Kwikset door hardware throughout. Standard dead bolts and keyed locks at all exterior doors reference: [www.kwikset.com](http://www.kwikset.com)
- 16 x 16 (allowance 1\$/SF) tile flooring Foyer, living & great rooms, kitchen, breakfast and laundry rooms, master bath and hall baths. 20oz plush carpet with 6lb pad in all bedrooms and closets.
- Standard Light fixtures foyer, breakfast and dining rooms, master and guest baths
- Moen Plumbing fixtures throughout home. [www.moen.com](http://www.moen.com)
  - Kitchen Std pull out Brush Nickel
  - Bathrooms Std chrome faucets and shower trim

**LANDSCAPING CUSTOM FEATURES**

- All Landscape designs will meet community and county requirements and permitting requirements.
- Sod: full lot coverage Bahia Sod 5500sf

**GOURMET KITCHEN**

- 2cm granite countertops Level one selection Standard Edge detail
- Under mount sinks: Kitchen Stainless steel bathrooms square china white
- Stainless steel GE Appliances per plan. Web reference: [www.geappliances.com](http://www.geappliances.com)
  - Dish Washer Model # GDF520PGJWW
  - Range Model # JBS60DFWW
  - Microwave Model # JVM6175DFWW
- Per Plan Wolf Builder mark Crown molding on all kitchen upper cabinets. <http://www.wolfhomeproducts.com/buildersmark>. See attached cabinet layout. Buyer has the choice of 4 colors

**LOW VOLTAGE & ELECTRICAL PACKAGE FEATURES**

- Wired for (3) data lines
- Wired for (3) TV lines
- Fan Prewires in all bedrooms, great room and covered lanai

**ENERGY SAVING FEATURES**

- 15-SEER HVAC - per plan
- Air returns in all bedrooms
- Programmable thermostat
- R-30 ceiling insulation
- R-11 frame wall insulation
- R-4.1 block wall insulation
- 40-gallon electric water heater
- LED Recessed ceiling lighting

**PLUMBING CUSTOM FEATURES**

- Moen Plumbing fixtures throughout. Web reference: [www.moen.com](http://www.moen.com)
- InSinkerator 1/2 HP garbage disposal, Web reference: [www.insinkerator.com](http://www.insinkerator.com)

**BATHROOM FEATURES**

- Chrome bath hardware
- Under mount sinks White Porcelain
- 2cm granite counters
- Elongated toilets
- 16x16 tile floors

**HOME WARRANTY**

- 10-year structural Warranty, 1 Year Bumper to Bumper Warranty.