



~ Design and Construction Features ~



Construction Features

Reinforced Monolithic Slab and Foundations
Steel-Reinforced, Concrete Block Exterior Walls
Engineered Roof Trusses and Structural Design
Termite Prevention Treatment for the House as per code
Vapor Barrier Under All Concrete Floors
Steel and Aluminum Garage Doors with Operators
Textured Wall Finish with Extensive use of Banding
Maintenance-Free Aluminum Fascia and Soffits

Exterior Appointments

Spacious Covered Lanais w/ Ceiling Fan Pre-Wire
Custom Designed Front Elevations
25 yr. Architectural, Fungus-Resistant Roof Shingles
Two Waterproof Electrical Outlets
Individual Custom-Designed Landscaping w/ St. Augustine Sod
Automatic Sprinkler System with Interior Control Panel w/ Rain Sensor

Interior Appointments

11' - 4" and 9' - 4" High Ceilings (per plan)
Rounded Drywall Corners
Crown Moulding in Foyer, Dining & Living Rooms
Tray Ceiling in the Master Suite (per plan)
Dining Room Ceiling Design (per plan)
Drywall Entertainment Center (per plan)
Painted 6-Panel Interior Doors
Kwikset® Lever Style Interior Locksets
Painted Baseboard (5 1/4" High)
Wood Crafted Window Sills with Colonial Trim
Structured Home Wiring for Cable & Telephone with a Central Center
Cable TV Pre-Wire in all Bedrooms and Family Room
Telephone Pre-Wire in all Bedrooms and Kitchen
Pre-Wire for Ceiling Fans in All Bedrooms, Family Room & Lanai
Decorative Rocker Wall Switches
Recessed Light Fixtures (per plan)
Designer Light Fixtures Package
Security System with Keypad & Siren
Stain Release Carpet with Upgraded 6lb Pad
18"x18" Ceramic Tile: Foyer, Kitchen, Breakfast Area, Walkways and All Baths
Interior Laundry Room with Sink
Pull-Down Garage Attic Stairway with Attic Light (per plan)

Master Bathroom Appointments

Luxurious Master Bath Designs with Acrylic, Designer Tub and Separate Shower
Adult Height Vanities with Custom Bevel Framed Mirror
Cultured Marble Vanity Tops with Bull-Nose Edge
Moen "BRENTFORD" (Chrome) Fixtures in Master Bath
Large, Air-Conditioned Walk-In Closets in Master Suite (per plan)
Mirrored Closet Doors (per plan)
Private Water Closet Area
Water Saving Shower Head
Linen Closets (per plan)

Gourmet Kitchen Appointments

Granite Counter Tops w/ Selection of Edges
Raised Panel Cabinets with Crown Molding (Maple / Oak)
Recessed Lighting (per plan)
Spacious, Lighted Pantry (per plan)
G.E. Dishwasher (Quiet Power Technology)
Built into Cabinet Combination G.E. 30" Wall Oven / Microwave
G.E. 30" Counter Cook-top with Range Hood (Choice of Electric or Gas)
Under Mounted Stainless Steel Sink with One Touch Spray Faucet
High-Capacity Garbage Disposal
Ice Maker Line with Shutoff Valve

Energy Saving Appointments

Custom-Engineered, High Efficiency Heat Pump *See 14*
R-38 Ceiling Insulation
Off-Ridge Roof Venting
Moisture Barrier Protective "All-Foil" on Interior Block Walls
Expandable Foam Insulation around ALL Windows and Openings in Exterior Walls
Maintenance-Free, Continuously-Vented, Aluminum Soffits
50 Gallon, Propane Gas Hot Water Heater
Propane Gas Piping and Stub out for Patio Grill and two other Appliances
Build Smart™ Certified Homes by Florida Power and Light

Standard Safety Features

Smoke / Carbon Monoxide Detectors Included in ALL Bedrooms
Specially Grounded Outlets in "Wet" Areas
Handicapped Access to at Least One Bath
Full Security System with Keypad & Siren

Home design and appointments vary significantly in a totally Custom Home community (some features shown in model home may be optional). Please refer to Contract, Plans and Specification for details unique to specific homes. Contracts, Plans and Specifications shall govern.

-features are subject to change without notice-

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