



Standard Features

Exterior:

Generous Landscape Package
Sod
Driveway, Walkway, Entry and Lanai-Pool deck
City Sewer, Water and Underground Utilities
Finish Floor Elevation to meet current FEMA requirements (insurance discount compliant)
Gutters
Garage door(s) with opener(s)
Architectural shingle roof and painted vents
Block Construction- Stucco finish with Highlighted band detail
Low E Impact Doors and Windows with screens
Hose Bibs and Weather Proof exterior Outlets

Pool:

Pool package, brick paver deck and complete aluminum screened enclosure

Interior:

Tile flooring Throughout Home
Carrera sills on all windows
5 -1/4" Base, 3-1/4" Casing and 5-1/4" Crown molding
California Style Wire closet Shelving
All brushed Nickel Door hardware w/Stops
Paint finish for all Millwork, Ceilings and Walls
Lighting Fixtures, Ceiling Fans, Pendant Lighting and Recess Cans included in package
CATV in all Bedrooms, Great Room and Lanai.

Kitchen:

Wood Cabinets w/crown
Kitchen Island
70/30 under mount Kitchen Sink with Pull out sprayer and Disposal
3cm Granite Tops
Tile Backsplash
Stainless Steel Appliance Package Microwave Hood, Dishwasher and Refrigerator with Ice Maker and Water Supply
All Hardware brushed Nickel

Bathrooms:

Wood Cabinets with 3cm granite tops and under mount sinks. Master W/Dual Sink Vanity
Tile Shower/Bath with Mirrors
Brushed Nickel Faucets
Ventilation Fans for Shower and bathroom areas

Laundry:

Oversized Utility sink
Recessed Washer and Dryer hook ups

Mechanical and Technical Specifications:

Energy Efficient Cooling system. Air Handler installed in conditioned area (not in garage) providing additional system efficiency
Hot water heater
CPVC Water Supply piping All under Slab.
¾" rigid insulation for all exterior walls and R-30 blown in attic insulation
Finished and Painted Garage Ceiling/ Walls
200 Amp Electrical Service
All building components meet or exceed current Florida building code and wind rating requirements
Permit Fees, Utility Connection Fees and Impact Fees
Home Design, Structural Engineering and Survey Services
Termite Treatment
Pre Closing Lawn/Ornamental Fertilization
Security system with keypad and contacts for all windows and doors (Choice of Monitoring Company - System Owned)