

STANDARD FEATURES

COMMUNITY

- Maintenance-free living
- Landscaping and exterior building maintenance
- Homeowner Association membership
- Conveniently located near clubhouse, tennis, basketball courts, and tot lot

CONSTRUCTION

- Tile roofs
- CBS construction
- Hambro floor system
- Concrete footers with 8" masonry stem wall
- Termite treatment under 4" slab with vapor barrier
- Covered lanai with screen enclosure
- Off-ridge roof vents
- Vinyl and aluminum soffit and fascia
- Engineered roof trusses
- Metal interior studs

DOORS AND WINDOWS

- Steel-insulated 8' entry doors with sidelights
- Deadbolt Schlage locks on all exterior doors
- Schlage designer handle on front entry door
- 8' metal garage door with two transmitters
- Fire-rated door between house and garage
- White finished aluminum windows with screens and tinted glass
- Marble windowsills
- 8' sliding tinted glass doors

ENERGY EFFICIENCY

- R-30 ceiling insulation
- R-11 insulation on common walls
- R-4.2 Alfoil on exterior masonry walls
- Caulked and sealed window openings
- Deluxe Lennox 12 SEER high-efficiency air conditioning system with humidistat
- Exhaust fans in baths
- A/C vents in all walk-in closets

LANDSCAPING

- Automatic irrigation system
- Floratam sod
- Custom designed landscaped package
- Concrete driveway and entry walk

INTERIOR

- Raised-panel interior doors
- Titan flair lever door handles
- Colonial wood baseboard and door casing
- Ventilated closet shelving
- Enamel Latex paint on interior trim and flat washable Latex on walls

ELECTRICAL

- 150-amp service
- Interior GFI receptacles as per plan
- Copper wiring from breaker panel
- Phone jacks in bedrooms, den and kitchen
- TV cable jacks in bedrooms, den, great room, lanai
- Smoke detector in each bedroom
- Recessed and bath lighting as per model
- Light fixtures as per model
- Pre-wired for ceiling fans as per model

PLUMBING

- 40-gallon, quick-recovery hot water heater
- Deluxe Moen chrome and brass plumbing fixtures
- Exterior hose bib
- White pull-out spout kitchen faucet
- Ice maker water line
- Garden tub in master bath
- Cultured marble vanity tops in bathrooms
- White elongated toilets
- Hand held shower sprayer
- Cabinet washtub in laundry room

KITCHEN

- White raised-panel cabinets
- Solid surface countertops
- GE Profile Series Quiet Pot Scrubber dishwasher
- GE Profile Series Smooth Top range
- GE Profile Series microwave
- GE Profile Series 22-cubic-foot side-by-side refrigerator with ice maker
- Upgraded 1/2-horsepower garbage disposal
- GE Profile Series washer and dryer
- Double-bowl steel porcelain sink

FLOORING

- 16" ceramic tile in foyer, kitchen, breakfast room laundry room and baths
- Upgraded carpet with 6-lb. rebound pad

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.