



STANDARD FEATURES

APPLIANCES

- **Stainless Steel Appliances** – Gas Range, Choice of Microwave or Vent hood, Dishwasher 1/2 HP Garbage Disposal (Homes with Sewer Only)

CABINETS

- All Wood Construction painted Cabinetry with 5-Piece Drawer Fronts and Soft Close Doors and Drawers (4 choices)
- 36" Upper Cabinets with Top Crown Mold and shoe mold (Quarter Round) at the base of all cabinetry

COUNTERTOPS

- Granite Countertops with 4" Splash in Kitchen with Single Bowl, Farmhouse Kitchen Sink.
- Granite Countertops with 4" Splash in Bathrooms with Porcelain Undermount Sinks

SPECIAL TOUCHES

- Vaulted Ceiling - Living Room
- Box Ceiling Master Bedroom with recessed lighting
- Custom Cypress Wrap Ceiling Beams

ELECTRICAL / LIGHTING

- All LED Lighting
- 200AMP Electrical Service
- 2 Exterior Electrical Outlets (per plan)
- Ceiling Fans in all Bedrooms
- Recessed Lighting in Kitchen and Master Island
- 2 Farmhouse-Style Pendant Lights Over Kitchen Island

EXTERIOR FINISH

- Front – Choice of Board & Batten Vinyl Siding or Horizontal Siding; Gables Can Have Shake Siding if Preferred
- Sides and Rear of House – Horizontal Vinyl Siding 50-Year Architectural Asphalt Shingles
- Custom Cypress Wood Gable Decoration and Shutters
- Heavy-Duty, Poly Construction Mailbox

FLOORING

- Luxury Vinyl Flooring Throughout

GARAGE

- Attic Access with Pull Down Stairs
- Automatic Garage Door Opener with 2 Remotes
- Decorative Hardware on Garage with Dusk to Dawn Motion Lights

HURRICANE PROTECTION

- Fabric Shield For all Window and Doors

CONSTRUCTION QUALITY

- Minimum 9 Foot Ceiling and Walls
- 2x6 Facia with Black Drip Edge
- Architectural Roof Shingles With Limited Lifetime Warranty

INSULATION

- R-13 Batt Exterior Walls
- R-38 Blown Insulation in Ceilings
- R-11 Batt Interior Common Walls

INTERIOR FINISH & TRIM

- Choice of Interior Wall Paint Color
- 5 1/4" Baseboards
- Choice of Brushed Nickel Hardware or Black Hardware
- Contemporary 5 Panel Interior Door Design
- Cypress Wood Beams for Vaulted Ceilings
- White Wire Shelving in the Pantry and in all Closets

LANDSCAPING

- Mulch Flower Bed
- Centipede Sod Yards

PLUMBING FIXTURES

- 4" Bath Hardware
- Pull Down Kitchen Faucet
- 2 Hose Bibs (per plan)
- Elongated Comfort Height Toilets in Baths
- Tankless Gas Water Heater
- Fiberglass Shower/Tub Insert Unit in Guest Bath
- Master Bath – Tiled Shower with Built in Soap Niche and Framed Glass Enclosure; Free Standing Tub

WINDOWS/EXTERIOR DOORS

- Vinyl Low-E Windows with Screens
- Obscured Window Above Master Tub
- Fiberglass Front Door – Choice of Color
- Decorative Shutters on Front Windows
- Quickset Smart Lock On Front Door
- Sliding Glass Door
- Cypress Wrap Front Porch Column, Shutter and Gable Decorations

WARRANTY & PEST CONTROL

- 1 Year Complimentary Termite Bond (Florida Pest Control)
- 10 Year Structural Warranty:
 - 1 Year Workmanship, 2 Year System