

MARKLAND INCLUDED FEATURES

QUALITY CONSTRUCTION FEATURES

- Florida Code Engineered and Inspected Wood Frame Construction
- 2x6 Exterior Wall Construction on First Floor
- Engineered Roof Truss System
- 130 mph Wind (gusts) Resistant Metal-tie Roof Securing System
- 120 mph Wind (gusts) Resistant Garage Door
- One Piece Monolithic Slab (3,000 PSI with fiber mesh)

ENERGY SAVING FEATURES

- Radiant Barrier Roof Sheathing - Reduces Summertime Attic Temperatures by up to 30 degrees!
- R-38 Ceiling Insulation with R-19 2x6 Exterior Walls, except Garages
- 16 SEER Variable Speed Trane System and Smart Thermostat
- AO Smith Tanked Commercial Gas Water Heater (calculated by home)
- Off Ridge Roof Vents & Vent Soffits for Air Circulation
- Huber Zip Wall System on Exterior Walls
- Double-Insulated Vinyl Windows with Low-E Argon Filled Glass
- 3-Stub Gas Package (WH, Cooktop, Summer Kitchen)

KITCHEN

- GE Gourmet Stainless Steel Appliance Package: 36" Gas Cooktop, 30" Single Oven, 30" Built-in Microwave, Stainless Steel Chimney Hood vented to outside, 24" Integrated Dishwasher and GE Side by Side Stainless Steel Refrigerator GSS25GSHSS
- Pre-Plumbed for Refrigerator Ice Maker
- Wellborn Cabinets including soft close doors, soft close drawers, wooden box drawers with dove-tail joints (choice of door styles and stains)
- Granite Countertops with a Selection of Included Color Choices
- U/M Stainless Steel Sink with Moen Genta Pull-Out Chrome Faucet
- Walk-in Pantry with Tight Mesh Ventilated Shelving (Per Plan)
- Recessed Lighting (Per Plan)
- Spacious Breakfast Nook (Per Plan)
- Selection of Ceramic Tile Floors

BATHS

- Owner's Suite 42" x 60" Soaking Tub (UNO, Per Plan)
- Owner's Suite Framed Clear Glass Shower Enclosure (UNO, Per Plan)
- Adult Height Vanities in Owner's Bath
- Granite Countertops or 2cm Hanstone Quartz with U/M Sinks in ALL baths
- 4" Centerset Moen Faucets: Choice of Brantford, Eva or Gibson in Chrome
- Gerber Elongated, Comfort Height Toilets in White
- Wellborn Cabinets (choice door styles) including soft close doors, soft close drawers and wooden box drawers with dove-tail joints. Adult Height.
- Steel Enamled White Tub & Tiled Walls in Secondary Baths, UNO
- DensShield waterproof backing in all shower and tub wet areas
- Full Size Vanity Mirrors in ALL Baths
- Selection of Ceramic Tile Floors

COMPLETE HOME TECHNOLOGY SYSTEM

- (1) Control4 EA1 Processor
- (1) Luxul Dual Band Gagabit Wifirouter with built in controller XWR-3150
- (1) Luxul Wireless Access Point High Power 1900AC Dual Band XAP-1510
- (1) Luxul 8 port ethernet switch XGS-1008
- (2) MyQ Liftmaster Garage Door GDO Drivers
- (1) Trane Thermostat Driver
- (1) Kwikset touchscreen smart lock
- Smoke and CO₂ Detectors
- (4) Control4 lightswitches (single gang)

INTERIOR

- Shaw Stain & Wear Resistant Carpet with 6 lb. rebond pad
- Ceramic Tile Floors Included in Main Open Living Areas
- 4 5/8" Crown Molding; Your choice of (3) Rooms (Where Possible)
- 5 1/4" Baseboards Throughout Interior of Home
- 3 1/4" LGM Casing 1st Floor Doors; 2 1/4" Casing 2nd Flr (where possible)
- 8' Doors Throughout First Floor only; 6'8" on 2nd Floors, if applicable
- Kwikset Dorian Lever Door Hardware in Nickel or Antique Nickel
- Choice of Masonite Hardboard Doors Styles: Your choice Classique Arched 2-Panel, Cheyenne (beadboard) or Colonist 6-Panel doors
- Sherwin Williams Super Paint Scrubbable Flat (1 Custom Color) T/O
- Sherwin Williams Semi-Gloss Door & Trim Paint in White (Whitewaters)
- Vaulted or Volume Ceilings (Per Plan)
- Smooth Walls and Double Knockdown Ceiling Finish
- *Minimum* 200 Amps Electrical Service (Per Plan)
- Ceiling Fan Prewires - Choice of (5) Rooms
- Smoke & CO₂ Detectors Per Code
- Ventilated Vinyl Shelving in all Closets
- Decora Light Switches
- Stained Oak Handrail with White Balusters, Your Choice of (3) Included Baluster Styles (at "L" Location on Stairs, per plan)
- Water Softener Loop with Receptacle, water softener not provided
- Quiet Bath Exhaust Fans
- Ventilated Vinyl Shelving in Closets

EXTERIOR

- Custom-Designed Elevations
- Paver Drive, Front Entry & Leadwalk
- 2-Car Garage
- Courtyard or Side Entry Garages (Per Plan, Per Lot Fit)
- Professionally Designed Landscape Package with Pinestraw Beds
- Fully Sodded Yards with St. Augustine Grass
- Fully Automated Irrigation System (up to 5 zones)
- Masonite Oakcraft Solid Fiberglass Insulated Six-Panel Front Door
- Raised Panel Insulated Metal Overhead Garage Door, Carriage Styles
- Kwikset Dakota Nickel Handleset Door Hardware with Smart Home
- GAF Hi-Def Architectural Shingles with Limited Lifetime Warranty
- Low Maintenance Vinyl Ceilings on porches with choice of color
- Low Maintenance Vinyl Soffits and Fascia with choice of color
- (2) Hose Bibs
- (3) Weatherproof Exterior GFI Outlets
- Termite Pre-treatment + 1-Year \$250,000 Repair Bond
- (2) Double Floodlights, your choice on locations
- Carriage Lights at Garage
- Garage Door Innovators (windows) with Hardware Included
- Frieze Band Stucco Detail on all (4) sides, if applicable

7-TIME GOLDEN AWARD WINNING SERVICE

What Makes a Great Building Experience?

- Constant Customer Involvement and Communication
- Pre-Construction Architectural Design Review Meetings
- Interior Designer Consultations
- *What's Next!* Project Review Meeting Prior to Ground Breaking
- Customer / Builder Consults at Key Construction Benchmarks
- Pre-Closing & Closing Day Customer Orientation Walks
- Centricity 1, 2, & 10 Year Warranty, *inquire for details*

SPECIAL INCLUDED FEATURES

- Consultation Session with Professional Interior Designer in a Design Center showroom. Preview Appointments Available.
- Up to 1.25% of Sales Price Paid as Total Closing Costs contribution with Preferred Lender. CornerStone Land & Home purchase required to Building on Your Lot is not eligible for program.



Please Contact Your CornerStone Homes
New Home Consultants:

Mark Downing 904.219.8990

Candy Harvison 904.521.7854

Palencia Model Office 904.295.8873

Markland Model 904.342.3390

Photo Gallery, Floorplans and Community Tours

www.MyCornerStoneHomes.com