

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
- 3-Course Stem Wall Foundation
- Raised Panel Insulated Metal Overhead Garage Door, Carriage Styles

ENERGY SAVING FEATURES

- Radiant Barrier Roof Sheathing - Reduces Summertime Attic Temperatures by up to 30 degrees!
- R-38 Ceiling Insulation and R-19/R-11 Exterior Walls, except Garages
- 16 Seer Variable Speed Trane System and Smart Thermostat
- AO Smith Tanked High Efficiency Residential Water Heater
- 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

KITCHEN

- Bosch Stainless Steel Appliance Package: 36" Gas Cooktop, 30" Single Oven, 30" Built-in Microwave, 36" Stainless Steel Chimney Hood vented to outside, 24" Integrated Dishwasher
- Wellborn Cabinets including soft close doors, soft close drawers and wooden box drawers with dove-tail joints (choice of door styles)
- Granite Countertops with a Selection of Included Color Choices
- U/M Stainless Steel Sink with Moen Genta Pull-Out Chrome Faucet
- Pre-Plumbed for Refrigerator Ice Maker
- Walk-in Pantry with Tight Mesh Ventilated Shelving (Per Plan)
- Attractive 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
- Solid Surface Countertops with Undermount Sinks in ALL baths
- Toto Elongated, Universal Height Toilets, soft close seats
- Wellborn Cabinets including soft close doors, soft close drawers and wooden box drawers with dove-tail joints (choice of door styles)
- 4" Set Moen Faucets: Choice of Brantford, Eva or Gibson in Chrome
- Enameled White Steel Tub & Tiled Walls in Secondary Baths, UNO
- Full Size Vanity Mirrors in ALL Baths
- Selection of Ceramic Tile Floors

COMPLETE SMART 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)

SPECIAL INCLUDED FEATURES

- 8 hour Consultation Session with Professional Interior Designers in Showroom

INTERIOR

- 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
- 3.5" Delta Casing at 1st Floor Doors (where possible); 2.25" Delta Casing at 2nd Floor Doors, if applicable
- 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 Flat (1 Custom Color) throughout
- Sherwin Williams Semi-Gloss Door & Trim Paint in White
- Vaulted or Volume Ceilings (Per Plan)
- Double Knockdown Ceiling Finish
- Smart Home Mobile Technology Garage Door Openers with (3) Included Remotes
- *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
- Stained Oak Handrail, 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
- Decora Light Switches

EXTERIOR

- Custom-Designed Elevations (Senora Home Includes Balcony Option)
- Paver Drive, Front Entry & Leadwalk (\$10,000 paver allowance)
- 3rd Car Garage
- Courtyard or Side Entry Garages (Per Plan)
- 5-Stub Gas Package (Home Piping Only)
- Professionally Designed Landscape Package (\$7,420 Allowance)
- Fully Sodded Yards with St. Augustine Grass
- Fully Automated Irrigation System (up to 5 zones)
- Deep Well for Irrigation (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
- Smart Home Technology Deadbolt with Mobile Device App
- 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
- Carriage Lights at Garage
- Other Included Site Allowances: 28 Loads of Fill Dirt (lot and stemwall), Clearing (\$4,000), Home Setback of 40 feet

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*



*** Feature Customization is Available**

