

LAKE RIDGE

AT AVENIR

STANDARD FEATURES

EXTERIOR FEATURES

- Five classic architectural elevations for each plan to select from: Dutch French, French Caribbean, Coastal, Tropical Modern, British West Indies
- Flat concrete roof tile with 2-ply system
- Brick pavers driveway, entry, lead walks to entry, and rear covered lanai
- 8'-high, insulated fiberglass front doors – door styles per architectural style
- Powder coated decorative aluminum shutters and louvers per elevation
- 16' wide by 8' high garage doors – style per architectural design
- Two garden hose connections per plan
- Whole-house gutter systems
- Enhanced landscaping package with programmable irrigation system
- Decorative LED coach lights per elevation and plan
- 12"x24" Standard Tile on Balcony

CONSTRUCTION SPECIFICATIONS

- Pre-slab pour and post-construction termite treatment
- Structurally designed reinforced concrete slabs, walls, and beams
- Engineered roof trusses and connections
- Third-party structural inspections in addition to municipal inspections
- Gyp-Crete over all second floor areas except bathtubs and showers for superior second-floor subfloors, fire-resistance, and sound attenuation
- R-30 insulation ceilings over living areas, R-19 under second floor living areas above garage, R-11 garage wall to house, R-4.1 block walls
- Low-E impact windows and 9'-0" high sliding glass doors
- Manufacturer warranties for appliances & HVAC units
- Warranties: 1-year workmanship, 1-year systems, 7-year major structural defect warranty

INTERIOR FEATURES

- 12' high ceilings on 1-story plans
- 11' High ceilings on the first floor of 2-story plans and 10' second floor ceilings
- 2-Story plans have areas with soaring 23'- high ceilings
- Choice of 12"x24", 6"x36", or 24"x24" Porcelain standard floor tile in foyer, great room, dining room, family room, kitchen, and laundry room with 3/16" standard grout joint
- Carpet in bedrooms, office, 2nd floor & loft
- DaikinFit air conditioning and heating system w/ variable speed compressor and 12-year parts warranty with Digital Wi-Fi Thermostat
- Light orange peel walls and knock-down ceilings

- Smooth walls and ceilings in bathrooms
- 8' high, 2-square panel doors
- 5 ¼" flat door baseboard and 2 ¼" flat door casing
- Polished chrome interior door levers & hinges
- Wood stair rails – paint-grade hand rails and newell posts with metal balusters.
- Stairs: Stained red oak treads, landings and risers
- White solid surface window sills
- Epoxy finish on garage floors with baseboards

KITCHEN FEATURES

- ¾" frameless cabinets with overlay doors and multiple color selections
- Soft-close doors and drawers
- Full-Extension drawers
- 42" upper cabinets w/ crown molding
- Silestone quartz or granite countertops with full backsplash, and standard 3CM flat edge
- Rectangular stainless steel single bowl undermount sink
- Deluxe modern series Moen faucet in chrome or stainless steel with air switch

KITCHEN APPLIANCES

- KitchenAid 36" printshield counter-depth french door refrigerator with freezer on bottom in platinum interior
- KitchenAid 36" 5-burner gas cooktop in stainless steel
- KitchenAid 36" canopy hood in stainless steel
- KitchenAid 30" combination convection microwave and wall oven with air fry mode in stainless steel
- KitchenAid 24" dishwasher with printshield and third rack
- ½ HP garbage disposal

PRIMARY BATHROOM FEATURES

- Kohler 1 piece elongated toilet
- White oval sink
- ¾" frameless cabinets with overlay doors and multiple color selections
- Soft close doors and drawers
- Full-extension drawers
- Silestone quartz or granite countertops with 4" backsplash and standard 3CM flat edge
- Free-standing tub per plan with Moen 8" Chrome Deck Mount Faucet
- Frameless mirror full width of vanity at standard height
- Shower Niche
- Frameless glass shower enclosure with door per plan and header as needed per plan
- Deluxe single-handle Moen faucet in chrome
- 12"x24" Porcelain shower wall tile to the ceiling
- 12"x24" or 24"x24" Porcelain bath floor tile

SECONDARY BATHROOM FEATURES

- Kohler 1 piece elongated toilet
- White oval sink
- ¾" frameless cabinets with overlay doors and multiple color selections
- Soft close doors and drawers
- Full-extension drawers
- Silestone quartz or granite countertops with 4" backsplash and standard 3CM flat edge
- Frameless mirror full width of vanity at standard height
- Shower niche
- Frameless glass shower enclosure with swing door per plan
- Deluxe single-handle Moen faucet in chrome
- 12"x24" Porcelain shower wall tile STD Height
- 12"x24" or 24"x24" Porcelain bath floor tile

LAUNDRY ROOM FEATURES

- Integrated laundry sink per plan
- Level 1 base and wall cabinets per plan
- Silestone quartz or granite countertops with 4" backsplash and standard 3CM flat edge
- Whirlpool smart front-load energy star, extra large capacity clothes washer w/ freshflow vent system
- Whirlpool smart front-load energy star gas dryer w/ steam capabilities
- Deluxe single handle Moen faucet in chrome

ELECTRIC FEATURES

- 6" round hi-hats per plan
- White decora rocker switches & outlets
- Garage conduit for optional car charging outlet
- Exterior GFCIs per plan
- Interior and exterior light packages per plan
- Ceiling fan outlets and switches, living and great rooms, bedrooms, office & covered terrace
- Smoke and carbon monoxide detectors
- Garage keypad

LOW VOLTAGE & SECURITY FEATURES

- 30" structured wiring enclosure in laundry room
- Cat 6 voice/data applications
- RG-6 quad shielded coaxial cable
- OnQ or equivalent wall plates with one active TV and one data jack at all TV locations for great room, primary bedroom, secondary bedrooms, office and covered terrace
- Wireless security w/ 7" touchscreen panel, siren, cellular radio unit, wireless door / operable windows contacts, and motion detector
- Video Doorbell
- Smart front door lock in chrome

WLHOMES.COM



WL Homes, LLC, a Florida limited liability company (hereinafter referred to as "WL Homes") provides this content as a resource to find information relating to the community and homes offered by WL Homes. Plans, elevations, specifications, features, colors, designs, dimensions and materials are all subject to availability, and to change or substitution at any time and from time to time without notice. Plans and illustrations are for concept only, are not to scale and may change at any time and from time to time without notice. All measurements and dimensions including ceiling and wall heights are approximate and may vary from model to model, construction materials, construction practices and flooring thicknesses. Square footage is approximate and is measured from the outside of exterior walls. Illustrations of elevations and plans are artists' concept only. In production, plans and elevations may vary in precise details and dimensions, and may not actually be constructed as shown. The fixtures and features are not necessarily indicative of a particular style or model. Landscaping depicted is not to scale and may vary as to type, maturity, location. In addition, some features shown in the model homes may not be included in the purchase price of the homes as quoted. Site plans are for illustrative and concept only and are subject to change without notice. Please consult your sales representative and refer to the applicable purchase contract in order to determine which features, fixtures, specifications and home style is included in your home. Construction License: CGC CQ1072519. Seller's Broker: Avenir Real Estate Services, LLC. 10/02/25

