

## EXTERIOR FEATURES

- Highly sought-after French Caribbean architectural elevation (standard) with four additional (optional) elevations to choose from; Tropical Modern, Coastal, Dutch French, 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 louvres 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

- Smooth 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

- Qolsys IQ Wireless security and smart home control panel with 7-inch touchscreen, siren, cellular radio, encrypted door and operable window contacts, and motion detector
- Alarm.com HDR Video Doorbell
- Schlage Smart Lock Deadbolt with Keypad for Front Entry Door (Chrome)
- Whole-home Cat6 high-speed network for internet and Wi-Fi
- Cat6 wall jack at all standard TV locations (Great Room, Primary Bedroom, Secondary Bedrooms, Office, and Covered Terrace)
- 30" OnQ Structured Wiring Enclosure in Laundry Room

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