

Amelia Bluff



Impressive Exteriors & Quality Construction

- Engineered and built to meet Florida Building Code
- **James Hardie**® lap siding
- 50-year limited lifetime warranty fiberglass architectural shingles
- Paver driveway, walkway, entry and lanai
- Premium **Andersen**® windows and **Jeld-Wen**® vinyl stacking slider – per plan
- Fiberglass insulated front door with decorative glass insert per plan
- Raised panel garage door with windows
- **James Hardie**® soffits and lanai ceilings
- Professionally designed landscaping and completed sodded homesites
- Fully zoned irrigation system
- Exterior double flood lights and coach lights
- Two exterior hose bibs
- Two weatherproof electrical outlets
- Gutters and downspouts on front of home

Gourmet Kitchens

- 42" cabinetry and crown molding in a selection of style and finishes
- Dovetail soft close drawers, bank of drawers under cooktop and double trash can pull-out
- Kitchen-Aid Stainless steel appliance package including microwave/oven combo, cooktop, dishwasher, and 36" stainless steel hood
- Quartz countertops in a variety of edges
- Tile backsplash
- Stainless steel farmhouse kitchen sink with pull-down faucet
- ¾ horsepower garbage disposal
- Prewire for 3 pendant lights above kitchen island
- Recessed can lighting in kitchen – per plan

Elegant Interiors

- 10'-12' ceilings, per plan, with single knockdown ceiling finish
- Premium smooth finish walls for a refined look and easy homeowner touch-up
- Interior flat finish paint for walls, semi-gloss for trim
- Coastal trim package – 1" x 6" base, 1" x 4" door casing
- Crown molding (1" x 4" trim detail) in Foyer, Kitchen, Café, Dining and Family Room
- Choice of 8' tall interior doors
- Four recessed can lights in Family Room and two on Lanai
- 36" gas fireplace with tile surround
- 6" plank wood flooring in Foyer, Kitchen, Pantry, Café and Family Room
- Ceramic tile in all Baths and Laundry Room
- Extensive selection of stain-resistant carpet with 8 lb. pad
- Ventilated closet and pantry shelving
- Prewired and braced for future ceiling fans in all Bedrooms, Family Room, Bonus Room and Lanai

Luxurious Bathrooms

- Raised height double vanity with quartz countertops in Master Bath
- Elegant freestanding tub with separate oversized shower in Master Bath
- Raised height single vanity in secondary baths with granite countertop
- Porcelain steel tubs and ceramic wall tile in secondary baths
- Undermount rectangular sinks in all Baths
- Stainless steel single set faucets

Technology & Energy Savings

- 2" x 6" exterior wall framing
- Garage finished with trim, paint, and fluorescent lighting
- Natural gas (5 gas drops – Tankless water heater, grill, dryer, cooktop and fireplace)
- Termite treatment: Includes bait stations and 1-year termite bond
- R19 wall insulation / R38 ceiling insulation
- Energy efficient 16 SEER **Carrier**® heating and air conditioning units with programmable thermostat
- Radiant Heat Barrier in attic to reduce energy costs
- Full house wrap moisture barrier with taped window and door openings
- Interactive smart security system with online home automation
- Structured media center with distributed smart home wiring
- Eight telephone or cable outlets (choice of combination)
- Smoke/Carbon Monoxide detectors with battery back up
- Pre-plumb for water softener in Garage

Personal Attention & Quality Assurance

- Customized experience with 3 design appointments with your Interior Design Professional, allowing you to put your personal touch and style on your new custom-built home
- Pre-start orientation to review final selections and map out the construction process
- Pre-drywall orientation to ensure everything is done per plan/selections and explain construction of home before walls are covered up
- Pre-closing orientation walk with your builder to introduce you to your new home and explain functionality, maintenance, and warranty process
- **2-10 Home Buyer Warranty:** transferrable and insurance backed warranty program including
 - 1-year coverage against defects in workmanship and materials
 - 2-year coverage against defects in wiring, piping, and ductwork
 - 10-year coverage against structural defect

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