



McArthur Estates

Impressive Exteriors & Quality Construction

- Engineered and built to meet Florida Building Code
- Quality **Andersen®** windows and **Jeld-Wen®** vinyl stacking slider – per plan
- 26-gauge metal panel roof
- **James Hardie®** lap siding
- Outdoor summer kitchen with sink and grill
- Fiberglass insulated front door with decorative glass insert per plan
- **Kwikset®** brushed nickel entry handle set with deadbolt
- Paver driveway, walkway, entry and lanai
- Insulated garage doors with remotes
- **James Hardie®** soffits and lanai ceiling
- 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

- **Wellborn Select®** series cabinetry with 42" uppers and crown molding in a choice of styles/finishes
- Dovetail soft close drawers, bank of drawers under cooktop and double trash pull-out
- **Kitchen-Aid®** stainless steel appliance package including microwave/oven combo, gas cooktop, dishwasher and 36" arched glass hood with stainless steel duct cover
- Quartz countertops in a variety of edges
- Tile Backsplash
- 3 pendant lights above kitchen island
- Painted beadboard at kitchen island
- **Stainless steel** farmhouse kitchen sink and pull-down faucet
- ¾ horsepower garbage disposal
- Recessed lights – per plan

Elegant Interiors

- 10'-12' ceilings, per plan, with single knockdown ceiling finish
- Single step tray ceiling in Foyer, Dining Room, Family Room and Master Bedroom
- 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" baseboard, 1" x 4" door casing
- Crown molding in Foyer, Dining Room, Kitchen, Café and Family Room
- Wainscoting in Dining Room, per plan
- Choice of 8' tall interior doors
- 36" gas fireplace, tile surround and built-ins
- Four recessed lights in Family Room, two on Lanai, and two at fireplace built-ins
- Prewired and braced for future ceiling fans in all Bedrooms, Family Room, Bonus Room and Lanai
- 6" wide plank wood flooring in Foyer, Kitchen, Pantry, Café, Family and Dining
- Ceramic tile in all Baths and Laundry Room
- Extensive selection of stain-resistant carpet with 8 lb. pad in all bedrooms

Luxurious Bathrooms

- **Wellborn Select®** series raised height double vanity in master bath with soft close drawers and quartz countertop
- Elegant freestanding tub in Master Bath
- Frameless shower enclosure in Master Bath
- **Wellborn Select®** series 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 bathrooms and stainless-steel single set faucets
- Water saving elongated toilets

Technology & Energy Savings

- 2" x 6" exterior wall framing
- Garage finished with trim, paint, and fluorescent lighting
- Propane gas with five gas drops – Grill, dryer, tankless water heater, cook top, and fireplace (optional)
- Termite treatment: Includes bait stations and 1-year termite bond
- R-19 wall insulation / R-38 ceiling insulation
- Energy efficient 16-SEER **Carrier®** heating and air conditioning units with 7-day 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-plumbing for water softener

Personal Attention & Quality Assurance

- Customized experience with three 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 defects

