

Impressive Exteriors & Quality Construction

- Engineered and built to meet Florida Building Code
- Quality **Andersen**® windows, **Jeld-Wen**® vinyl stacking sliders – per plan
- **James Hardie**® lap siding
- 26-gauge metal panel roof
- Fiberglass insulated front door with decorative glass insert per plan
- **Kwikset**® brushed nickel entry handle set with deadbolt
- Paver driveway, walkway, entry & 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 bibbs
- Two weatherproof electrical outlets
- Gutters and downspouts on front of home

Gourmet Kitchens

- 42" cabinets with crown molding and dovetail soft close drawers in a choice of styles/finishes
- Bank of drawers under cooktop, and double trash pull-out
- **Kitchen-Aid**® Stainless steel appliance package including microwave/oven combo, cooktop, and dishwasher
- 36" arched glass hood with stainless duct cover to ceiling
- Quartz countertops in a variety of edge options and tile backsplash
- Stainless steel farmhouse kitchen sink and pull-down faucet
- 3/4 horsepower garbage disposal
- Painted beadboard at kitchen island

Elegant Interiors

- Dramatic vaulted and high 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, Living Room, Dining Room, Kitchen, Café, and Family Room
- Wainscoting in Dining Room, per plan
- Solid core interior doors
- 36" gas fireplace with tile surround
- Ceramic tile in all Baths and Laundry Room
- 6" wide 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 in all bedrooms
- Ventilated closet and panty shelving

Luxurious Bathrooms

- Raised height double vanity in Master Bath with soft close drawers and granite countertops
- Raised height single vanity in secondary baths with granite countertops
- Elegant freestanding tub in Master Bath
- Frameless shower enclosure in Master Bath
- Porcelain steel tubs and ceramic wall tile in secondary baths
- Undermount rectangular sinks in all bathrooms
- Stainless steel single set faucets

OCEAN GALLERY *Ocean Gallery*

Technology & Energy Savings

- 2" x 6" exterior wall framing
- Garage finished with trim, paint, and fluorescent lighting
- Natural gas with five (5) gas drops – Grill, dryer, tankless water heater, cooktop, and fireplace (optional)
- Pre-wired and braced for future ceiling fans in all bedrooms, family room, living room, bonus room and lanai
- 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 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-plumb for water softener

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 defects

