

# FEATURES

## EVERYTHING IS INCLUDED WITH OUR TOWNHOMES



### ARCHITECTURAL AND EXTERIOR DETAILS

- Beautifully designed custom elevations
- Architectural concrete tile roof
- Engineered roof trusses with roof tie downs
- Designer 7' garage doors with 1 garage door opener with 1 key pad
- 1 car garages with acrylic coat finish
- Concrete block construction on first floor. Wood frame construction on second floor with sand finish
- Aluminum white fascia and soffits
- High efficiency tankless gas water heaters
- Professionally designed landscape package
- Decorative coach lights
- Brick paver walks, driveways, entry & lanai
- Firewall separation between each home

### DESIGNER INTERIORS WITH LUXURY FEATURES

- Contemporary designs, with spacious living areas
- 10' ceilings on first floor, 9' ceilings on second floor
- 5 1/4" base trim
- **Luxurious ceramic tile flooring in living areas and all wet areas**
- Designer carpet in all bedrooms and second floor common areas
- Solid Surface on stairs and 2nd floor common area
- Wood handrail, half wall with drywall.
- Sherwin Williams interior paint colors. One color walls & ceilings and one color semi gloss on baseboards & trim
- Knock down ceilings and light orange peel texture on walls
- Luxury Master bedroom suites with walk-in closets
- Vinyl clad shelving in all closets
- **Top load washer and gas dryer**

### WINDOWS, DOORS & HARDWARE

- Insulated, Low E vinyl windows
- Aluminum white insulated sliding glass doors
- Elegant 8' front doors
- Decorative Kwikset lever style hardware
- 8' designer interior doors

### AIR CONDITIONING AND INSULATION

- ENERGY STAR-rated Carrier 15 SEER high-efficiency, electric heat pumps and cooling system with programmable thermostat
- R-13 fiberglass batts insulation in exterior framed wall
- R-4.1 insulation on all exterior concrete walls
- R-38 ceiling insulation
- R-11 fiberglass batts insulation between fire rated walls

### ELECTRICAL

- 150/200 Amp minimum electrical service with circuit breaker panel (per plan)
- USB outlets per plan
- Décora switches with receptacles above counter height
- High resolution RG-6 cable TV outlets in family room and all bedrooms
- Pre wired for ceiling fan in family room, all bedrooms & lanai
- Energy efficient LED lighting through out home (excludes bedroom)
- Structured wire panel box in owners closet

### ELEGANT KITCHENS AND BATHS

- 42" upper cabinets with full overlay in kitchen
- Quartz countertops in kitchen
- Single bowl undermount Stainless Steel sink in kitchen
- Samsung Stainless Steel appliances, 30" gas range, microwave, dishwasher and refrigerator with three year warranty
- Level one ceramic tile backsplash
- Moen modern fixtures with matching bath accessories
- Comfort-height, elongated toilets
- Gentlemen's height vanity cabinets