

LUXURY SPECIFICATIONS INCLUDED

**General Specifications**

Appliance Allowance – \$2,600

Raised panel Level 1 wood cabinet doors  
throughout, raised vanities in all baths and  
upper cabinets over washer and dryer only

Under and over cabinet light valances in Kitchen

Granite Kitchen countertops with stainless steel  
undermount sink

Carrara window sills thru-out except baths

Granite Level 1 countertops and window sills in baths  
with undermount sinks

Frameless 3/8" clear glass shower enclosure w/chrome  
hardware in Master Bath to the floor

Full length vanity mirrors

Free-sliding ventilated closet shelving in all rod and  
shelf areas

20 x 20, straight set, tile in Foyer, Kitchen, Den, Great  
Room, Dining, Laundry, both Baths, high traffic walkways,  
with membrane underlayment

Decorative Fan Allowance - \$500

Decorative Lighting Allowance - \$1,000

9'4" Ceilings w/coffer in Great Room and Dining

**Structural**

Monolithic concrete foundation on termite treated soil  
with Guarantee

Concrete block and/or frame construction

Engineered lintels

Engineered roof truss system with storage trusses

**Plumbing**

Pex overhead water lines and PVC drain lines

Kohler Wellworth elongated toilets

Moen Eva series chrome faucets including

Wide-spread at Master Bath vanities

Moen Arbor chrome Kitchen pull-down faucet

**Energy Efficiency**

Trane heat pump system (16 Seer) w/returns in all rooms

R-20 open cell foam insulation over Living Area

Roof deck including all exterior frame walls

**Electrical**

200 amp service

All copper wiring

Rocker type Decora switches

Washer and dryer outlets

Interior design support

8' high Corner Meet sliding glass doors in Great Room/Nook

Carpet – living area w/ 6# pad - \$18/per yard

Lifetime warranty dimensional shingles

over rubber underlayment and 4-ply plywood roof sheathing

Alcoa aluminum soffit, fascia

Triple hinged prehung doors

5 1/4" Colonial trim in main living area

Smooth \* Star fiberglass exterior doors with deadbolts

2 coats of satin acrylic paint (Rolled) on interior

(1) contrast wall paint color vs. white door/trim color

Satin acrylic painted stucco exterior finish including interior  
garage walls

Schlage handle set on front door entry

Schlage lever style interior door hardware

Pull down stairway to attic

Standard landscape package - \$1,900

Screened Lanai w/ door

Recessed Air Handler

Walk-In Closet at Bedroom #2

2" x 4" interior studs on 16" centers

Reinforced concrete driveway – 865 sq./ft.

Engineered steel garage overhead door – Clopay (160 mph)

28 gauge steel hurricane storm panel system

18" overhangs w/aluminum F-Channel soffit system

50 Gallon energy saver water heater

Ice maker line to Kitchen

Three outside hose bibs

Washer/Dryer hook ups

PGT aluminum low-E insulated Solar Ban 70XL windows

Digital thermostat

R-6 duct insulation

R-5.4 thermax on all outside block walls

Carbon monoxide/Smoke detectors per code

4 TV's/2 phone jacks/ and 6 fan rough ins

Nutone 696 exhaust fans in all baths

Outside WPGFI's per code