

# FEATURES & AMENITIES

## Richly Appointed Interiors

- Open floorplans designed with lifestyle in mind
- Soaring 10' light-filled ceilings
- Level 2 17x17 ceramic floor tile in foyer, kitchen, bathrooms and laundry area (several colors to choose from)
- Convenient interior laundry room (optional cabinetry)
- Crown molding in tray ceilings
- Spanish lace textured ceilings, painted white
- Silent-touch rocker-style light switches
- Kwikset™ interior hardware with lever handles
- 5 1/4" Ogee baseboards
- Recessed can lighting in kitchen & hall
- Fiberglass laundry tub w/standard faucet
- Standard lighting package (including fixtures in foyer, dining room, pendant pre-wires over island (per plan), bathroom fixtures, and (2) coach lights)
- Pre-wire for ceiling fans in great room, lanai and all bedrooms

## General Construction

- Plans sealed by a structural engineer
- Steel reinforced foundation slab
- Concrete block wall construction at 10'
- 8'0 exterior 6 pnael fiberglass front entry door
- Professionally engineered roof trussing anchored with hurricane steel straps
- Pressure treated lumber at contact with masonry
- 200 AMP electrical service with all copper wiring
- 30-year dimensional shingles
- Pesttubes in wall
- Three exterior hose bibs

## Safety & Security

- Security system with medic emergency panic and fire buttons on keyboard
- Yale™ keyless push-button Z-Wave deadbolt on front entry door
- Exterior garage coach lights
- Smoke/carbon monoxide detectors (per plan)
- Overhead garage door opener with glass window inserts and included remotes
- ClareHome™ automation package that includes remote access to front deadbolt, 2 light dimmers, and alarm system

## Elegant Building Designs

- Custom stucco hand painted in a preselected rich color palette
- Attached two-car garage for each home, with ample storage areas
- Brick paver lead walk and front porch
- Handsome accents and columns
- Custom crafted landscaping package

## Gourmet-Designed Kitchens

- Level 1 granite slab countertops
- Stainless steel undermount double sink
- Upgraded Whirlpool™ series stainless steel appliances (including refrigerator, range, microwave, and dishwasher)
- Delta™ lever faucet with side sprayer
- Large pantries with deep, ventilated shelving
- 42" Upper Premium Maple or Oak cabinets with crown molding
- Adjustable upper shelves
- Soft-close cabinet drawers and doors
- Hidden hinges and designer hardware

## Luxury Bathrooms

- Level 1 granite slab countertops
- Level 1 wall tile raised to ceiling height in showers and tubs
- Undermount sinks with widespread faucets
- Elongated "comfort height" toilets
- Oversized 60x42 skid-resistant tub
- Raised height bathroom vanities
- Premium Maple or Oak cabinets
- Exhaust fan in all baths
- Quality plumbing fixtures
- Full-width vanity mirrors in baths
- Recessed, mirrored medicine cabinets

## Master Suite Elegance

- Spacious walk-in closet with ventilated shelving
- View windows with direct lanai access (per plan)
- Coffered ceilings with crown molding

## Energy-Efficient Comfort Features

- Dual-glazed windows (Low-E) and sliding glass doors
- Lennox (SEER 14) air conditioning system
- Open-cell spray foam insulation in ceiling
- R-11 batts in all knee walls and exterior frame walls
- Polycel thermal sealant around windows and exterior doors to reduce air infiltration
- Structured wiring distribution system; Cat 5 phone or data ports & RG6 cable

## Community Highlights

- Prime Brandon area location
- Walking distance to shopping, restaurants and services
- Community-wide irrigation system for lot irrigation
- A short drive to major attractions, entertainment, theaters, medical services and shopping plazas
- **No CDD Fees**

## Available Custom Options

- Upgraded packages designed for personalized interiors
- Upgraded closet system packages
- Upgraded home automation packages
- Upgraded TV, phone, and electrical outlets

## Customer Care & Maintenance

- Dedicated team of professionals to serve you
- Pre-closing orientation
- 45-day post-closing and eleven-month follow up/check-in for warranty repairs
- 2-10 Homebuyer Warranty™
- **Front & rear yard maintenance, monthly home security monitoring, lot irrigation, roof and paint maintenance all included in HOA dues**

