

# RYE STREET DEVELOPMENT

DESIGN FEATURES  
8997 ZAPATA WAY

## GENERAL

- COPPER WIRING
- DEADBOLT LOCKS
- HIGH CEILINGS, NICHES, ARCHES
- ENGINEERED AND CERTIFIED POST TENSION FOUNDATIONS – CABLES ARE SPACED APPROX 2' – 7" OC EA WAY (TWICE AS MANY CABLES AS STANDARD) ALSO 2EA #5 REBAR AT BOTTOM OF 28" BEAMS
- 30 YEAR HD SHINGLE ROOF WITH Z RIDGE
- ALL FRAMING 16" OC
- 5/8" SHEETROCK CEILINGS
- 1/2" SHEETROCK WALLS
- ALL SHEETROCK APPLIED WITH SCREWS
- ROOM FINISHED GARAGE
- INSULATED OVERHEAD GARAGE DOORS
- PANEL INTERIOR DOORS
- OIL RUBBED BRONZE MOEN PLUMBING FIXTURES OR EQUAL
- 42" WOOD BURNING FIREPLACE W/ HEARTH
- LARGE COVERED LANAI WITH CEILING FANS & GAS CONNECTION
- GARAGE DOOR OPENERS
- PEX WATER LINES
- WATER RESISTANT LAMINATE WOOD FLOORING
- HIGH DENSITY 8LB FOAM UNDER CARPET IN BEDROOMS/CLOSETS
- TRAVERTINE TUB AND BATHROOM FLOORING SURROUNDS
- SUBTERRAIN & BORATE TERMITE PROTECTION
- BACKYARD OPENS TO EXPANSIVE OPEN AREA (FORMALLY THE GOLF COURSE)
- STAINED ENTRY DOOR

## BATHS

- FULL MIRRORS
- WALK-IN CLOSETS
- ELONGATED TOILETS
- TRAVERTINE VANITIES OR PEDESTALS
- OVAL GARDEN TUBS
- OVERSIZE SHOWER IN MASTER

## KITCHENS

- TAYLOR ESPRESSO CABINETS W/ UPGRADE DRAWERS
- SOFT CLOSE DRAWER GUIDES
- 42" WALL CABINETS
- STAINLESS FARMHOUSE W/ DISPOSAL AND VEGETABLE SPRAYER
- 42 IN. REFRIGERATOR SPACE WITH ICE CONNECTION
- GRANITE COUNTERTOPS WITH TUMBLED STONE BACKSPLASH
- UNDER COUNTER LIGHTS

## ENERGY FEATURES

- ENERGY EFFICIENT HOME
- 16-SEER AIR CONDITIONING GAS FURNACE WITH ELECTRONIC PILOTLESS IGNITION
- SPLIT SYSTEM A/C
- ZONED DAMPER SYSTEM
- ENERGY EFFICIENT R-8 AIR DUCT
- BLOWN BIB INSULATION (R-15 WALLS AND R-38 IN CEILINGS)
- POLYSEAL FOAM INSULATION SYSTEM
- RIDGE VENTS AND VENTED SOFFIT FOR EXCELLENT ATTIC VENTILATION
- CEILING FANS ALL BEDROOMS
- GAS DRYER CONNECTION
- LOW-E VINYL INSULATED WINDOWS
- 7/16" ZIP-WALL WRAP
- KOOLPLY ROOF DECKING