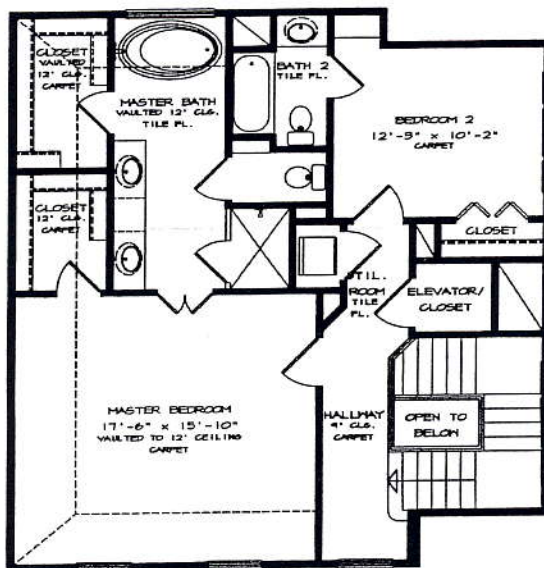
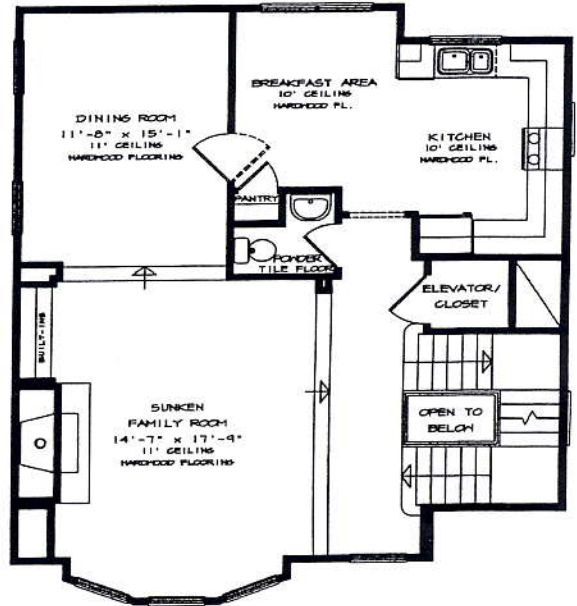
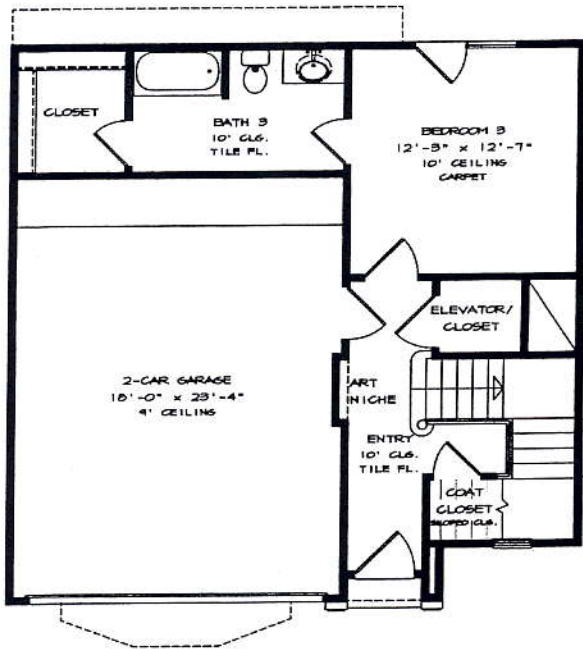


VENICE



LOVETT HOMES

All prices, features and plans subject to change without notice. Square footage is approximate. No representation or warranties either expressed or implied are made as to the accuracy of the information herein or with respect to the suitability, usability, feasibility, merchantability or condition of any property herein described. COPYRIGHT LOVETT 2003



DESIGN FEATURES

PEMBERTON PARK Uptown Custom Home Edition



Interior Design Features:

- ❖ Custom homes with soaring ceilings and spacious rooms
- ❖ Wood-Mode Brookhaven furniture grade kitchen cabinets
- ❖ Elegant raised panel 8' solid core doors (per plan) with stylish oil-rubbed bronze or brushed nickel hardware
- ❖ Traditional Oak plank floors on screeds standard on main floor
- ❖ Granite tile fireplace surround with custom mantle
- ❖ Art Niches (per plan)
- ❖ Telephone: Cat 5E Run Structured Wiring Cabinet
- ❖ Media: RG-6 Quad Shield wire run to structured wiring cabinet
- ❖ All Bedrooms blocked and wired for ceiling fans
- ❖ Three rooms pre-wired for surround sound
- ❖ Elegantly Appointed crown molding throughout
- ❖ Recessed canned lighting throughout home (per plan)
- ❖ Beveled trim mirrors
- ❖ Marble Powder room floor with designer pedestal sink and elongated commode
- ❖ Elegant raised panel mahogany front door
- ❖ Mahogany French doors
- ❖ Elevator capability in most plans

Exceptional Kitchen Features

- ❖ Stainless steel appliance package
- ❖ Granite slab countertops
- ❖ Wood Mode Brookhaven furniture grade cabinets
- ❖ Adjustable shelves in all Kitchen cabinets
- ❖ Stone Backsplash
- ❖ Blanco stainless oversize undermount sink
- ❖ Garbage disposal

Owners Retreat

- ❖ Granite slab countertop on Master vanities
- ❖ Custom raised ceiling
- ❖ Oversize whirlpool bathtub
- ❖ Separate shower with clear seamless 3/4" glass enclosure
- ❖ Marble Masterbath floor, tub and separate shower surround
- ❖ Two undermount sinks
- ❖ Brushed nickel or oil-rubbed bronze faucets
- ❖ Medicine cabinets
- ❖ Spacious walk-in wardrobe with built-ins, wood shelving and rods
- ❖ Recessed lighting
- ❖ Linen cabinets above commodes
- ❖ Volume ceilings

Outstanding Exterior Features

- ❖ Low E rated wood double pane divided light windows
- ❖ Continuous gutters
- ❖ Continuous soffit vents
- ❖ All Brick or All Stucco finishes
- ❖ 30 yr Composition roof
- ❖ Brushed nickel or oil-rubbed bronze hardware on front door
- ❖ Decorative coach lights
- ❖ Steel garage door with opener
- ❖ Elastomeric exterior paint on stucco
- ❖ Roof system composed of plywood roof decking installed with expansion controlling H clips
- ❖ Continuous ventilation Hardi soffit
- ❖ Front yard landscaping (Lovett standard)
- ❖ Gated Community

Energy Efficiency

- ❖ 12 Seer air conditioning
- ❖ Digital thermostat
- ❖ High efficiency gas furnace
- ❖ High recovery gas water heater
- ❖ R-13 in exterior Walls
- ❖ R-30 flat ceilings
- ❖ Windows are double glazed for sound and temperature insulation

Construction

- ❖ Engineered foundation designed by professional and licensed structural engineer
- ❖ 10 year Aces limited warranty
- ❖ American made clay brick exterior (per plan)
- ❖ Real concrete stucco (per plan)
- ❖ 3/4" (tongue and groove) sub flooring, glued and screwed down on second and third level
- ❖ Engineered and pre-built floor truss system
- ❖ Fully sheathed for wind bracing including 'hurricane' clips and strapping
- ❖ Studs on 16" center
- ❖ 3000 psi concrete
- ❖ Copper electrical wiring
- ❖ Copper water supply lines / insulated in attic and exterior walls
- ❖ Smoke detectors throughout home including all the bedrooms
- ❖ Exhaust fans in all baths
- ❖ Passive roof ventilation system

Design Center

- ❖ Three (3) hours of complimentary design service to complete your selection process on a preconstruction sale or on a home that is at the sheetrock stage (For homes at tile stage or past, you receive (1) hour).

LOVETT HOMES

All prices, features and plans subject to change without notice. Square footage is approximate. No representation or warranties either expressed or implied are made as to the accuracy of the information herein or with respect to the suitability, usability, feasibility, merchantability or condition of any property herein described. COPYRIGHT LOVETT 2003





WHY LOVETT?

Lovett offers 22 years of experience building high-end custom homes

- Engineered trusses and plywood shear walls
- Traditional hardwood oak floors on screeds
- Double pane, low E. wood windows
- Custom mahogany French doors
- 8 foot solid core doors downstairs (only 1- 6'8" door)
- High Ceilings
- High quality (center screwed) sheetrock construction allows orange peel finish – no heavy texture to hide flaws
- Stainless steel appliance package
- Woodmode-Brookhaven cabinets
- Granite countertops throughout (even secondary baths)
- CAT 5-E, RG-6, Homerun electrical wiring with all copper wiring inside, prewired for security and stereo
- Recessed canned lighting
- Elegantly appointed crown molding throughout
- Marble powder room floor, fireplace surround, master bath floor, tub & shower
- Continuous gutters & soffit vents
- Master bath Jacuzzi garden tub
- Bevel trimmed mirrors

LOVETT HOMES

All prices, features and plans subject to change without notice. Square footage is approximate. No representation or warranties either expressed or implied are made as to the accuracy of the information herein or with respect to the suitability, usability, feasibility, merchantability or condition of any property herein described. COPYRIGHT LOVETT 2003

