



FEATURE SHEET

Structural

- **LOT SIZE** 90 feet wide by 116 feet deep.
- Reinforced 2500psi concrete in a post tension foundation
- James Hardie Exterior walls with front Masonry
- APA-rated OSB on frame exterior walls
- **Radiant Barrier** roof decking for increased energy efficiency
- **Metal Roof** at front porch
- Hurricane clips and bracing
- Extra-large 8' **Insulated** heavy gauge steel raised panel garage door taller vehicles and water craft
- LOW/E2 energy star compliant vinyl windows with tilt in sash
- **Mahogany wood** extra-large 8' by 42" decorative glass front entry door
- **6" extra studded exterior walls** for 50% greater insulation for energy star compliancy
- Brick mailbox
- GAF 30 year rated shingles
- Multiple ridge vents in attic
- Pre-plumbed gas line on back patio for gas grill

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Plumbing

- **MOEN** satin nickel fixtures in kitchen and bath
- **Jacuzzi tub** in master bath with upgraded tile
- Walk in shower with bench seating and upgraded **rainfall shower head** and frameless glass door
- Double sinks in master granite counter tops
- Double sinks in Jack and Jill bath with granite counter tops
- Modular tub/shower with decorative tile listello in 2nd bath
- Elongated commodes in Master bath, Jack and Jill Bath and power room
- Single tub under mount stainless sink in kitchen
- Under mount china sinks in bathrooms
- PEX system plumbing water lines
- Icemaker line with shut-off valve
- Pre-plumbed water lines in utility room for wash sink

Electrical

- Ceiling fans in great room, master bedroom and rear patio
- Fan speed controls in great room and master bedroom
- Pre-wire and blocking for fans in secondary bedrooms
- Telephone line and pre-wiring for cable and internet in great room and all bedrooms
- Great room and Master Bedroom Wired for wall mount Television
- Battery-backup smoke and carbon monoxide detectors throughout
- Pre-wired for garage door opener
- Pre wired for both gas and electric dryer in utility
- Flush-mount recessed can lighting in great room, kitchen and master bedroom/bathroom
- Pendant lighting over kitchen bar

Mechanical

- 14 SEER Carrier air conditioning with fresh air features, digital programmable thermostat and **returns in each bedroom for balanced heating/cooling**
- **Whole home media filter** air filtration system in home
- Gas furnace

Energy-saving measures

- R-11 thick fiberglass batt insulation in the extra thick 6" exterior walls
- R-30 blown insulation in ceiling
- Radiant Barrier OSB roof decking
- Double glazed LOW/E2 vinyl windows
- Insulated garage door

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Interior finishes

- Separate his/her counters in master bath w/vanity seating for her
- **11' ceilings** with 12' coffer ceilings at entry, dining, great room, kitchen and master bedroom
- Textured walls with round edging sheetrock corners throughout
- 8' Interior raised panel doors
- Chair rail in Dining room
- extra wide 36" solid wood garage door entry
- Brushed nickel interior door hardware and front entry lockset with deadbolt
- **Double crown molding** in entry, dining, great room, kitchen, breakfast and master bedroom
- Imported wood look 6"x24" tile from Spain throughout living and wet areas
- Pre-wired for alarm system
- **Home Run Junction box** for future connectivity / smart home
- Pre-wire for Dolby digital 5.1 surround sound in great room
- **KENTMOORE** cabinets throughout house **and** double cabinet crown in kitchen

Kitchen

- Samsung premium stainless steel appliances
- 5 burner gas range
- Over the range microwave/vent with under mount LED lighting
- Built-in low noise dishwasher
- **KENTMOORE** custom cabinets in kitchen with raised panels and double crown
- **LEVEL 5** exotic granite
- Custom tile backsplash
- Under sink garbage disposal