



925 LUELLA AVE.

FEATURE SPEC SHEET

STRUCTURAL

- 1. 4500 PSI CONCRETE
- 2. 2X6 EXTERIOR WALLS
 - a. Handle higher Hurricane wind load
 - b. More insulation in wall cavity. Higher energy efficiency
- 3. TECH SHIELD DECKING- Radiates Sun rays away from home.
- 4. 30 YEAR DIMENSIONAL SHINGLE.
- 5. HIGH CEILINGS THROUGHOUT HOME
- 6. DOUBLE JOIST & BEAM OVER KITCHEN- Platform in attic for storage.
- 7. WINDSTORM ENGINEERED AND INSPECTED-

ENERGY/ MECHANICAL

- 1. CARRIER 5 TON HIGH EFFICIENCY UNIT- Gas Furnace
- 8. RINNAI TANKLESS WATER HEATER
- 9. LED LIGHTING THROUGHOUT HOME
- 10. WATER SOFTNER SYSTEM.
- 11. WATER SUPPLY LINE @ GARAGE- Ice Maker/Fridge Ready
- 12. PEX PIPING W/ MANABLOC
- 2. BLOWN INSULATION @ ATTIC

UPGRADES

- 1.** REAR LIVING AREA OPTION- Outdoor fireplace, Gas Grill, Sink, SS accessories for outdoor kitchen. Finished Floor with Porcelain tile.
- 13.** 8' Interior doors. Chayanne Collection
- 14.** Upgraded trim @ baseboards @ Casing. X- Large Profile Collection
- 15.** Double Crown Molding @ Main Living Areas.
- 16.** Custom Cabinet Upgrade- Solid Wood Cabinets throughout home. Paint Grade.
- 17.** Living Room Gas Fireplace.
- 18.** Utility Room Max Storage Option
- 19.** Utility Room Sink Option.
- 20.** 36" Jenn-Air Chef Range
- 21.** Moen Pot Filler @ Kitchen
- 22.** Oil Rubbed Bronze/ Black Moen Faucet Upgrade
- 23.** Kohler Toilets Elongated ADA Height @ Master and Hall Bath.
- 24.** Shower Seats @ All 3 Showers.
- 25.** 72" Freestanding Tub Upgrade ILO of Drop In
- 26.** Air Switch @ Garbage Disposal.
- 27.** Kraus Deep Single Basin Kitchen Sink ILO Standard Double Basin.
- 28.** Master Shower Upgrade: Rain Shower from Ceiling, Wall Shower, and 4 Jets.
- 29.** Oversized Island @ Kitchen ILO of standard High Bar
- 30.** ORB Light Fixture Upgrade
- 31.** Smart Oversized Garage Door Opener.
- 32.** Smart Camera Doorbell.
- 33.** Dual Bookshelf/ Storage Option @ Home Office
- 34.** 7.1 Surround Sound Installed @ Living Area
- 35.** Security System Hard Pre Wired @ All Windows and Doors
- 36.** Security Camera Pre-Wire @ front and Back Doors
- 37.** Rear Patio Rocking Package- Speaker Pre-Wire and Dual Yamaha Speakers
- 38.** Front Porch Brick Paver Option.

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- **39.** Gutters @ Front and Rear of Home
- **40.** Vinyl Low E Single Hung Windows
- 41.** Wood Blind Throughout Home Option
- 42.** Porcelain Durable Wood Look Tile ILO Standard Ceramic Tile.
- 43.** Sherwin Williams Paint Upgrade Package B- Snowbound Ceilings/ Accessible Beige Satin Walls. 2 Tone Paint.