

Park Lakes Estates – Included Features



Energy Conservation

- Energy Star 3.0 Certified Home
- R-15 Exterior Wall Fiberglass Insulation
- R-19 Ceiling Fiberglass Insulation- Slope Ceiling
- R-38 Ceiling Fiberglass Insulation- Flat Ceiling
- Energy Efficient Gas Water Heater- size per plan
- High Efficiency **14-SEER Carrier** HVAC WITH Digital Thermostat
- R-6 Insulated Air Conditioning Duct Work
- Radiant Barrier – **Tech Shield**
- **Upgraded Polycel** Sealant Around All Windows, Doors and Exterior Walls
- Efficient Toilets & Shower Heads
- **Double Paned High Performance** Low E Windows to Increase Energy Efficiency
- Complies with the International Residential Code and exceeds the International Energy Conservation Code.
- 1"x6" Cedar Fence – Good Neighbor Style
- Energy Star Appliances

Exterior Construction

- ACME brick first floor front, sides and first floor rear (Per Plan and Elevation; 6 colors available)
- **Cemplank** Fiber Cement Siding (A James Hardie Building Product)
- **Louisiana-Pacific** Ventilated Soffit
- **Hardiplank** Fiber Cement Fascia
- **Louisiana-Pacific** Smart Trim on Window and Corner Trim
- Structural Engineered Post-Tension Foundation
- Engineered Panelized Wall Systems to Assure Sound Construction, Plumbness, Squareness and Structural Integrity
- Perfectly Engineered Trusses for Maximum Strength
- Owens Corning 30 Year Warranty Dimensional Driftwood Roof Shingles
- Durable **Thermosheath** Sheathing in Brick Areas
- Elegant Six Panel Fiberglass Front Door- Painted
- Rear 8' single door with window w/ 3'x 6' Stoop (Per Plan) – 2 Story
- 6'8" Door with Transom window (Per Plan) – 1 Story
- Double Pane; 1/1 Front, Side and Rear Windows
White or Beige Finish with Low E Glass
- Screens on All Operable Windows
- Three-Tone Exterior Paint- **Sherwin Williams** Pure Acrylic Primer with Latex Satin Top Coat
- Durable Concrete Walks and Drives
- Pre cast address block
- Side and Rear Exterior Water Faucets
- Front and Rear GFCI Outdoor Electrical Outlets
- Gutters front of house per plan
- Sealed Roof Penetrations

Safety/Security

- **Kwikset Dakota Set** with Deadbolt Lock in Satin Chrome Finish at Entry
- Doorbell
- Peephole
- Responsive Smoke Detectors with Battery Back-Ups
- Reinforced Steel Raised Panel Garage Door
- Ground Fault Interrupter (GFCI) & Arc Fault Protection
- Exterior Lighting at Front and Rear Doors
- Fully Enclosed 6-Foot Tall Backyard Fence
- Fence to Start at Rear Corners of Home with One Gate on Garage Side
- 4 ft. Public Sidewalks
- Structured Wiring Package and Security Package

Landscaping

- Fully Sodded Front and Side Yards
- Professionally Designed Landscape Front Yard Assorted per plan
- One 6" Caliper Live Oak – Minimum 15' Height
- One 4" Caliper Live Oak – Minimum 10' Height
- One 2" Caliper Live Oak – Minimum 10' Height
- Ten (10) – 5 Gallon Plants
- Fifteen (15) – 1 Gallon Plants
- Two (2) – 15 Gallon Plants

Interior Construction

- Elegant Wood Grain 2 or 6 Panel Interiors Doors
- **Kwikset Polo** Knobs in Satin Chrome Finish
- 5 1/4" Colonial Baseboards and 2" Door Casings
- Powder Bath (per plan)
- Stair parts – stained hand rail with painted balusters
- **Shaw** Wall-to Wall Carpeting with 3/8" Carpet Pad (Level B)
- **Daytona 13x13 Tile** in Entry, Kitchen/Breakfast, Laundry, Master Bath, Secondary Baths
- Low VOC Flat Latex Walls and Ceilings in **Sherwin Williams** Swiss Coffee
- Low VOC Gloss Trim and Moldings in **Sherwin Williams** Swiss Coffee
- 9' plate first floor & 8' plate second floor – 2 Story plans
- 8' plate with 10' volume ceilings – 1 Story per plan
- MDF Wood Shelving in All Closets
- Garage Walls and Ceiling Fully Sheet Rocked and Painted
- Garage – Prewired for Garage Door Opener
- Washer and Electric Dryer connections in Laundry Rooms
- Ceiling Light and Fan Pre-Wire in Bedrooms
- Recessed Can Lights in Hallway, Interior Stair Landing and Entry
- Rounded Drywall Corners
- Designer Light Switches
- 100% CFL Lights
- R-10 Insulated Scuttle Door

Kitchen Appointments

- **42" Quality SeaCrest Oak Cabinets in 2 finishes and 42" Quality Seacrest Brick Cabinets in 4 finishes**
- Pre-Plumb for IceMaker Line
- 1/2 HP Garbage Disposal
- 5 – 12" Shelves in Pantry and Linen
- 50/50 Dual-Compartment Stainless Steel Undermount Sink
- Two Handle Moen Faucet – Castleby Stainless with sprayer
- Granite countertop- Group 1 with straight edges and Group 1 Tile Backsplash
- **Whirlpool** Free-Standing Gas Range in White or Black
- **Whirlpool** Large Capacity 5-Cycle Dishwasher in White or Black
- **Whirlpool** Microwave – Vent to Outside
- Recessed Can Light in Breakfast Nook (per plan)

Master Bathroom Appointments

- 42"x60" Separate tub & shower with Daytona 13" x 13" tile surround
- Pressure Balancing Shower Valves
- Marble Countertops with Ogee Edge and 4" Backsplash
- Integrated Cultured Marble Vanity Bowls (2 bowl)
- Elongated Toilet
- Chrome Hardware & Brush Nickel Finish **Moen** Faucet with 2 Handles **Quality SeaCrest Cabinets- Same finishes available as Kitchen**
- Energy Star Ventilation Fan
- 42" mirror

Secondary Bathroom Appointments

- 30" x 60" Sterling All-Pro Vikrell Tub with Daytona 13" x 13" tile surround
- Pressure Balancing Shower Valves
- Marble Countertops with Ogee Edge and 4" Backsplash
- Integrated Cultured Marble Vanity Bowls(One per vanity)- sink & cabinet 60"
- Chrome Hardware & Brush Nickel Finish **Moen** Faucet with 2 Handles
- **Quality SeaCrest Cabinets- Same finishes available as Kitchen**
- Energy Star Ventilation Fan

KB Home Advantage

- 10 Year KB Home Limited Warranty
- "Sewer Cam" Video Inspection of Sewer Lines by Independent Inspector
- Four Strategic Point Inspections Conducted Throughout the Construction Process by Independent, Registered Engineers and FHA Inspectors
- **HomeTeam** Pest Defense Tubes in the Wall (Service not Included)
- Toll-Free 24-hour Customer Care Line
- Professional Design Assistance at KB Home Studio
- Internationally Recognized Builder Listed on the NYSE
- Fortune 500 Company
- NHQ certified by NAHB
- #1 Ranked Homebuilder on Fortune Magazine's "World's Most Admired Companies"

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