



### Energy Efficiency

- 2- Central 16 seer air conditioners
- 2- Natural gas furnaces whole home dehumidifier
- 2 tankless water heater
- Showcase brand vinyl, double pane impact resistant, insulated windows with ½ screens and double locks.

### General

- Custom cased windows with 3 ½" trim and 6" header trim **In living area**
- 6" wood baseboards
- 2 panel 8' doors on main floor 6'8" on second level
- Pre-wired for security cameras
- Granite, marble, or quartz counter-tops
- TV cable in all bedrooms & living spaces
- **golf cart garage**
- Ceiling fans in living areas and all bedrooms
- LED Recessed lighting throughout home
- 8' Nuema storm exterior doors
- Brushed concrete driveway
- Tile in bathrooms and laundry room
- Luxury vinyl plank flooring throughout common areas and all bedrooms (NO CARPET!)
- Cabinet hardware throughout
- 2" faux wood blinds on operable windows
- Custom designed cabinetry and trim work

### Exterior

- Coach lights around the garage and porches
- Full yard irrigation system featuring Wi-Fi capability and sodded front and back yard
- Native landscaping in front flowerbeds
- Palm trees
- **metal roof**
- Gray colored all weather composite decking
- Outdoor shower
- Golf cart garage/storage area

### Bath / Mud Area / Laundry

- Dual sinks in master bath with 8" spread faucets
- Walk – in shower with glass door
- Head knocker cabinets above toilets in all bathrooms
- Upper cabinets over washer / dryer

### Kitchen

- Single basin stainless sink
- Delta plumbing fixtures throughout
- Stainless steel **fisher pakyle**: 48" 8 burner gas slide in range, dishwasher, & Insink Erator garbage disposal
- Under cabinet lighting
- **ice maker**

*The above standard features are included in most plans. Some plans, however, may not have all features. Builder reserves the right to change specifications without notice. See REALTOR® for details. Ambit homes utilizes the Texas Association of Builders warranty.*



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