

# Saratoga

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## H O M E S

### Benefits built into the Tuscany Series at Kendall Lakes

#### Classic Exteriors

- Modern glass-canned front door per plan allows for the utmost privacy
- Fully sodded front and rear yard
- Designer Landscape Package – two trees and five shrubs
- Kwikset Smart Key Lockset
- Brick on three sides with stone accents per elevation
- 6 ft Cedar privacy fence to rear corners of home
- Cedar address plaque
- Exterior recessed lighting per plan
- Privacy deadbolts on all exterior doors
- Garage door opener
- 30 - Year Architectural shingles

#### Modern, Functional Kitchens

- 42"- 48" Designer Kitchen Shaker cabinetry with adjustable shelving, crown molding, and glass mullion doors per plan
- Recessed Can lighting per plan
- Granite countertops with ceramic tile backsplash
- High quality, Frigidaire appliances (Black, gas range, built-in microwave and dishwasher)
- 8" Stainless steel double bowl drop-in sink with vegetable sprayer (50/50)
- Garbage disposal unit
- Ice maker connection for refrigerator

#### Elegant Interiors

- Spacious, open designs with vaulted ceilings per plan
- 9 ft ceiling on first floor of two story homes
- 9 ft ceiling vaulted from 8' wall height on one story homes
- Wide format ceramic tile flooring in entry, kitchen, family room, utility room, and all bathrooms
- Raised two panel Cheyenne/Santa Fe interior doors
- Brushed nickel light package
- Structured Wiring for 1 RG6 and 1 Cat5e outlets in family room, all bedrooms, and game room per plan
- Pre-wired for alarm system with touchscreen pad
- Rounded sheetrock corners
- Cut pile carpets with quality 3/8 inch pad
- Wood shelving in all closets and kitchen pantry
- Wood faux blinds in major windows
- Ceiling fans in master bedroom and family room
- Additional bedrooms wired & blocked for ceiling fans
- Oak railings with wrought iron balusters and oak starter step
- Smoke detectors in all bedrooms

#### Relaxing Bathrooms

- 1.6 CM Silestone™ quartz square edge vanity top in Master bath and hall baths
- 4 inch Backsplash in all bathrooms
- Double bowls in master bath
- Delta double handle chrome plumbing fixtures
- Separate tub and shower in master bath
- Framed chrome glass shower in master bath
- Garden tub with wide format ceramic tile surround to match flooring in master bath
- Private water closets in master bathroom
- Ceramic tile surround with tub in secondary baths
- Elongated commodes in master bathroom
- Porcelain pedestal sink in powder room

#### Energy Efficiency Features

- Vinyl double paned insulated Low-E windows
- Tech Shield - radiant barrier roof decking
- 16 SEER Carrier air conditioning system with programmable thermostat
- R-13 Batt insulation in exterior walls
- R-22 Batt insulation in sloped ceiling areas
- R-30 Blown insulation in flat ceilings
- R-4 ½ inch continuous Powerfoam® Sheathing plus ½ inch OSB sheathing
- High efficiency energy saving gas heating system with electronic igniter
- 40 gallon gas water heater
- Heat reflecting Mylar coated R-6 Flex Ducts, fully sealed and strapped at all connections
- Spot vent attic ventilation per air flow calculations
- Poly-seal around all doors and window and caulked base plates
- Energy saving right-sized HVAC equipment with air flow calculation

#### Construction Features

- Third Party quality inspections throughout home construction
- Engineered post tension foundation to lot specific soil analysis
- Fully finished garage walls
- Binsa Brick exteriors
- On-site Borate spray termite treatment with tubes in the walls pesticide system
- Cemplank by James Hardie® masonry siding
- Two Exterior hose faucets
- PEX plumbing system
- Three exterior GFI electric outlets
- Insulated water pipes on outside walls
- "Crack Defense" metal straps installed on all interior doors and rafters/joist

