



## ***Sapphire Sea Homes Spec Sheet***

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### **QUALITY CONSTRUCTION**

- Wood Framed Construction  
2/6 exterior walls
- 5/8" CDX 4 Ply Roof Sheeting
- Windstorm engineered
- Engineered Floor Truss System
- Vented Roof with Continuous Ridge Vent for Blown Insulation
- 30-year dimensional roof shingles
- Advantech subfloors
- R-30 Blown in Ceiling Insulation
- Numa Hurricane doors
- Insulated, Low E Vinyl Windows
- Hardi Board Siding
- Covered Front/back Porch
- Two Garage Doors with Openers
- Home set at 3.5 ft above BFE

### **LANDSCAPING**

- Fully Sodded Yard with Professional Landscaping
- Programmable Irrigation System

### **INTERIOR**

- Interior Doors with Satin Nickel Door Hardware Throughout
- Door Stops on all Interior Doors
- Flat Ceilings Throughout
- Textured Ceiling and Walls in all Living Areas
- Sherwin Williams Interior Paint or comparable
- Crown Molding in Foyer, Great Room, and Kitchen
- Four bedrooms have their own full bathrooms
- 11-foot ceilings first floor, 10-foot ceilings second floor

### **MASTER CHEF'S KITCHEN**

- Solid Wood Kitchen Cabinets with Granite Countertops and porcelain. and designer faucets
- 1/2 Horsepower Garbage Disposal
- Stainless Steel Appliance Package including Side by Side Refrigerator and 36-inch Range, Wine Cooler, Dishwasher, Custom Range Hood

### **LUXURY BATHROOMS**

- Solid Wood vanity with Quartz counter tops
- Quality designer faucets
- Comfort Height Elongated Commode
- Tile Shower & Floors
- Exhaust Fan vented to exterior

### **ENERGY SAVINGS FEATURES**

- Lenox energy efficient HVAC System/ 10 yr. Manufacturer's Warranty
- R-30 Blown Insulation in the Attic
- Exterior Weatherproof Electrical Outlets
- Vented Roof with Continuous Ridge Vent
- R-19 Insulation in Exterior Framed Walls
- Double Pane, Low E, impact windows
- Quick-Recovery 50-Gallon Electric Water Heater

***All homes include an ACES 10-year Builder's Warranty***