



Standard Features

OUTSIDE YOUR HOME

- Hurricane Rated Windows and Sliders Throughout
- Hurricane Rated Metal Roof
- Private Swimming Pool (12 x 28) with Tile, Sun Shelf and Brick Paved Deck
- Brick Paved Driveway, Walkway, and Entry
- Fully Screened Lanai Under Roof
- Ceiling Fan Pre-Wired on Lanai
- Plumbing and Electric for Outdoor Kitchen (kitchen not included)
- Hurricane Rated 8' Front Entry Door
- Schlage (or equivalent) Door Hardware in Satin Nickel Finish Throughout
- Professionally Landscaped and Fully Sodded Home-Site
- Automatic Irrigation System
- Hurricane Rated Decorative Raised Panel Garage Doors
- Keyless Entry Pad on Garage Door
- Decorative Carriage Lights
- Weatherproof Outlet on Entry and Lanai
- Conveniently Located Hose Bibs
- Finished Garage Floor (Gray Paint)

INSIDE YOUR HOME

- Luxury Maintenance Free COREtec (or equivalent) Plank Flooring in Living Areas and Bathrooms
- Stain-Resistant, Wall to Wall Carpet in Bedrooms
- Air Conditioning System with Programmable Thermostat
- 50 Gallon Water Heater
- Washer and Dryer
- Laundry Sink and Base Cabinets with Countertop
- 8' Raised Solid Panel Doors
- Designer Windowsills
- Decorative Base Molding and Casing
- Walk-In His and Her Closets in Owners Suite
- Ventilated Wired Shelving in All Closets
- Pre-Wired Ceiling Fans Throughout
- Decorator Rocker Switches
- Recessed Lighting Fixtures
- Textured Drywall Finish Throughout

ENERGY EFFICIENCY

- Money-Saving Features: High-Efficiency Central Air and Heater; Water Heater; and Plumbing Fixtures
- "Blower Door" Envelope Leakage Test to Ensure Energy Efficiency

INSIDE YOUR KITCHEN

- Expansive Island Kitchen, 42" Upper Cabinets
- Solid Quartz (or equivalent) Countertops
- Kitchen Aid Appliance Package (or equivalent) Including Refrigerator, Range, Microwave, and Dishwasher
- 1/2-Hp Garbage Disposal
- Farmhouse Sink with Moen Faucet (or equivalent)
- Tile Backsplash
- Pantry Closet with Wall to Wall Counter Space
- Recessed Lighting
- Combination USB Charging Receptacles

INSIDE YOUR BATHROOMS

- Frameless Glass Shower Enclosure in Owner's Bathroom
- Ceramic Tiles Shower
- Moen Faucet Fixtures (or equivalent)
- 36" Vanity Cabinets
- Solid Granite, Quartz or Equivalent Surface Vanity Tops with His and Her Sinks
- Privacy Water Closet in Owner's Bath, and in Guest Suite
- Elongated Commodes in All Bathrooms
- Recessed Lighting
- Designer Lighting in All Bathrooms

SAFETY FEATURES IN YOUR HOME

- Wireless Security System with Two Keypads
- Hardwired Smoke Detectors with Battery Backup
- Carbon Monoxide Detector
- Hurricane Rated Windows, Sliders, and Doors Throughout the Home

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Available Upgrades

AVAILABLE OUTSIDE THE HOME

- Standard Aluminum Screen Enclosure (to fully enclose pool area)
- Picture Window Aluminum Screen Enclosure (to fully enclose pool area)
- Picture Window Screen Enclosure with Concrete Columns and Beams (to fully enclose pool area)
- Water Feature to Include 3 Water Bowls Overflowing into Pool
- Pool Heater
- 5/6 Person Hot Tub Located Outside of Master Suite
- Travertine Deck on Rear Lanai
- Outdoor Kitchen to Include SS Doors, Wine Cooler, Kitchen Aide (or equivalent) SS Grille, Stone Countertop with SS Sink and Moen (or equivalent) Faucet, Built-in Wine Cooler
- Privacy Package to Include Oversized Calusa's Lining the Property for Optimum Privacy
- Hurricane Rated Wood Garage Door
- Hurricane Rated Wood Garage Door with Top-Panel Windows
- Garage Floor Epoxy

AVAILABLE INSIDE THE HOME

- Lighting Package
- Fan Package
- Level 4 Smooth Drywall
- Ceramic Wood Flooring Throughout (as seen in display home)
- Wine Cooler in Butler's Pantry (available as single wine cooler under counter or double stack as seen in display home)
- Stone Backsplash in Kitchen
- Stone Backsplash in Laundry Room
- Upper Cabinets in Laundry Room
- Tongue and Groove in Great Room
- Tongue and Groove in Two Entry Walls
- French Doors Enclosing Den Area
- Bathtub in Owner's Suite Bathroom
- Wood Shelving in Closets (all bedrooms)
- Sliding Barn Door in Master Suite
- Pocket Door for Butler's Pantry
- Smart Home Integration
- Window Trim Option Available for Bedroom Windows

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