

Modern Exteriors

- Wood Grain Composite Wall Siding Accents
- Balconies with Distinctive Glass Railings
- Front Balconies with Decorative Aluminum Railing (per plan)
- 2 Car Garage
- Steel Insulated Flush Garage Door
- Garage Door Opener with 2 Remotes
- Store Front Glass Entry Door
- Exterior Electrical 110 Outlet (Located by Exterior Entry Doors, per plan)
- Exterior Hose Bib (Located by Garage & Rooftop Terrace, per plan)

Structural Integrity

- 2 Story Concrete Block Construction
- Aluminum Low E Double Pane Windows with Interior Wood Cladding
- TPO™ Roof – Flat White Membrane Roof System
- Pli-dek™ Decorative Flooring System on Balconies (per plan)
- CPVC Piping Systems
- Interior Fire Sprinkler Protection System (per plan)
- 10-Year Structural Warranty

Interiors

Trim

- | | |
|---|---|
| <ul style="list-style-type: none"> • Ceiling Heights <ul style="list-style-type: none"> - 1st Floor: 10' - 2nd Floor: 10'8" | <ul style="list-style-type: none"> • Interior Door Heights <ul style="list-style-type: none"> - 1st Floor: 8' - 2nd Floor: 8' |
|---|---|
- Modern Interior Doors with Single Recessed Panel & 2 ¼" Square Edge Casing Trim
 - Modern Square Edge Baseboards Throughout Home
 - Schlage™ Chrome Lever Door Hardware
 - Designer Three Color Interior Paint Package
 - Light Knockdown Finished Ceilings
 - Orange Peel Textured Interior Walls
 - Ventilated Vinyl-Clad Continuous Slide Shelving in Closets

Flooring/Stair Railing

- Tile Flooring in Foyer(per plan), Laundry, and Bathrooms
- Laminate with optional Engineered Wood Flooring Throughout Main Living Floor and Stairs
- Stain Release Carpet with 8lb Comfort Padding
- Modern Aluminum Wall Handrail on All Flights of Stairs

Electrical

- 150- 200 Amp Electrical Service (per plan)
- CAT 5E Wiring with 14" Structured Wire Box (in Master Closet, per plan). Cable Pre-wires in Five Locations
- RG6 Coax Cable Pre-wire in One Location
- Dual USB Outlet in One Location
- Ceiling Fan Pre-Wires in Living Room and All Bedrooms
- Decora™ Light Switches
- Front Doorbell Chime
- Washer and Gas Dryer Connections in Laundry Room

Energy Saving Advantages

- 14 Seer Air Conditioning System with Energy Saving Heat Pump
- Programmable Thermostat
- Energy Saving Rinnai™ Tankless Gas Water Heater
- R-20 Insulation at Roof System

Kitchen & Appliances

- Stainless Steel Wolf & SubZero Appliances
 - Built-In Dishwasher
 - Self-cleaning Gas Range
 - Over the Range Microwave
 - Under Sink 1/3 HP Disposal
 - Water/Ice Line Supplied
- Generous Kitchen Island with Pendant Light
- Designer Cabinets with Premium Accessories
 - Soft Close
 - Deep Pots and Pans Drawers
- 3 cm Granite Countertop with Undermount Single or Double Compartment, Stainless Steel Sink
- Trinsic™ Faucet in Bright Chrome by Delta™
- Recessed Lighting (per plan)
- Pantry Closet (per plan)

Bath Amenities

- Designer Cabinets
- 3 cm Granite Countertop Vanities
- White Undermount Sinks in All Baths
- Recessed Light Over Tubs and Shower (per plan)
- Choice of Designer Packaged Ceramic Wall Tile Surrounds in Shower/Tub Areas in All Baths
- Tiled Sower Niche in Master Shower (per plan)
- Frameless Glass Enclosure at Master Bath Shower
- Full-Width Mirrored Vanity Area with Lighting Above
- Faucets in Bright Chrome by Delta™
- Sterling Vikrell™ Tub in Baths (per plan)
- Elongated Commodes in All Baths

Master Planning

- Community Waterfront Gazebo
- Natural Gas Community
- Professionally Designed Landscape Package and Irrigation System
- Homeowners Association with Protective Covenants and Restrictions
- Termite Protection that Exceeds the Florida Building Code
 - Bora-Care® Treatment at Framing Stage
 - Taexx™ In-Wall Pest Control System
- Convenient Urban Location

