

Upgraded "Luxury Series" Standard Features

SITE PREPARATION/PERMITS/UTILITIES

- One Combination Survey and Site Plan on Normal 80'x125' Lot (10,000 sq. ft.)
- Standard Lot Preparation of 80'x125' Level Lot including 2 Loads Tree Removal and Standard Foundation Fill and Grading
- All Necessary Permits and Impact Fees as of time of contract (Hernando & Citrus)
- Standard Septic Tank and Drainfields (Assumes that lot passes soil test without stipulations)
- Water Meter Allowance or Well Prewire

MASONRY (Engineered Hurricane Resistant Construction)

- Certified Termite-Treated Soil with 6 Mil. Vapor Barrier Under Entire Home
- Steel-Reinforced Monolithic Concrete Slab (3,000 PSI)
- 8" Concrete Block Walls w/Steel Re-enforced Precast Lintels & Window sills
- Steel-Reinforced Concrete Columns at All Corners and Bearing Points of Masonry Walls
- Poured Continuous Concrete Steel Reinforced "Lintel" Around Top of All Masonry Walls
- High Wind Truss Anchors Embedded in Lintel and Fastened to Top Chord of Truss
- 40" Steel-Reinforced Concrete Drive (3,000 PSI) (640 sq. ft. 2 car gar./890 sq. ft. 3 car gar.)
- Concrete Front Walk (Drive to front entry/except Side Entry Garage) and Side Stoop (per model design)

WOOD FRAMING (Engineered Hurricane Resistant Construction)

- Minimum 2"x4" (Nominal) Studs at 16" on Center in All Frame Walls
- Pre-engineered Roof Trusses 24" on Center
- 1/2" (Nominal) Roof Sheathing
- 2x6 Sub-Fascia
- Drapery Dead Wood above windows & doors

INTERIOR FEATURES & FINISHES

- Drywall Interior Walls with Orange Peel Finish
- Textured Painted Lace Ceilings (white/wallcolor) (NO POPCORN/TEXTURED ACOUSTIC)
- * Rounded Drywall Corner Bead Entire Liv. Area (horizontal and vertical) (per model design)
- Garage Ceiling and Frame Walls Finished with Lace Textured Drywall
- Garage Interior Masonry Walls Finished with Lace Texture
- All Interior Walls Painted with Flat Finish Washable Acrylic Latex Paint (choice of color)
- Enamel Finish Coat Over Primer Coat on All Interior Millwork (white/wallcolor)
- Painted Lace-Finished Exterior Grade Drywall Ceilings in Lanai and Entry (white/ext.color)
- Marble Window Sills
- Cathedral and High Flat Ceilings Used Extensively Throughout Living Areas
- Tray or Coffered Ceilings (per model design)
- Designer Plant Shelves and Niches (per model design)
- * Upgraded Stain Release (Level 3) Carpet over 9/16" (6 lb.) Rebond Padding

KITCHEN APPLIANCE PACKAGE (White or Bisque)

- * Upgraded G.E., Radiant Glass Top Self Cleaning Range
- * Upgraded G.E., Dishwasher
- * Upgraded G.E., Spacesaver, Microwave w/Built-in Hood and Light
- * Upgraded G.E., 25 cu. ft. Side by Side Refrigerator w/Filtered Water & Ice

PLUMBING

- * Integrated "Seamless" Corian, Kitchen Sink (#850 or #872 Standard Color/Edges) or Under Mount Stainless Steel w/ Granite Counter
- Moen, Extensa, Pull out Kitchen Sink Faucet
- Briggs, Steel Enamel Bathtub (White, Bisque)
- * Briggs, China Lavatories and Elongated Toilets (White, Bisque)
- * Moen, Monticello, Master Bath Faucets (Chrome/Gold)
- * Additional Moen, Monticello, Adjustable Hand Shower in Master Bath Shower (Chrome/Gold)
- Moen, Chateau, Single Lever Secondary Bath Faucets (Chrome)
- Moen, Posi-Temp, Tub & Shower Valves (Chrome)
- * Garden Tub w/Spa Jet package in Master Bath (per model design) (White, Bisque)
- Ice-Maker Line with Recessed Shut Off Valve
- Non-Corrosive CPVC Water Lines Under Entire Slab
- 40-Gallon Energy-Miser Quick-Recovery Water Heater (with 5' Garden Tub) (50-Gallon with 6' Garden Tub)
- Complete Washer/Dryer Hookups with Recessed Boxes
- Sunken Shower in Master Bath (to prevent leakage)
- * Drop-in Laundry Sink with 2 Handle (Chrome) Faucet
- * 3 Outdoor Hose Bibbs

ELECTRICAL

- Minimum 200 Amp/220V Service with Circuit Breaker Panel
- Copper Wiring Throughout
- Decora Silent Switches (White)
- * Ceiling Fan Prewires in Great Room or Family Room (per model design), all Bedrooms and 2 additional locations (With 3rd Wire for Light Kit) (no install)
- * 4 TV Outlets with Digital/Satellite Ready RG-6 Coaxial Cable in Great Room or Family Room and Master Bedroom (per model design) and 2 additional locations ("home run" for full signal)
- * 4 Pre-wired (3-line) Telephone Jacks in Kitchen, Master Bedroom and 2 additional locations
- 3 Exterior Weatherproof GFI Electrical Outlets (Front Entry, Lanai, Side Garage near A/C)
- All Outlets in Kitchen and Baths GFI Protected, (1) GFI Outlet in 2 Car Garage (2 w/3 Car)
- ARC Fault Protected Bedroom Outlets
- Pre-wired for Automatic Garage Door Opener with Push Button (2 w/3 Car Garage)
- Pre-wired for 2 front coach lights with 2 Car Garage (3 w/3 Car Garage)
- Washer and Dryer Pre-wiring and Exterior Venting with Recessed Dryer Vent Box
- Front Door Chime
- Smoke Detectors Hardwired and Interconnected with Battery Back-up (as per code)
- Exhaust Fans All Baths
- Recessed Spot Lights in Kitchen (per model plan)
- Designer Built-In Fluorescent Valance Lighting in Bathrooms

- * Under Cabinet Fluorescent Kitchen Counter Lighting with Light Valances
- * Increased Light Fixture Allowance for all Hung Fixtures (per model selected)
- **Note:** All Built-In Fluorescent Lights in Baths & Recessed Spots in Kitchen and Baths (if displayed in model) are Included in Base House Price and not part of Light Fixture Allowance

TILE (Choice of Color/Style)

- Ceramic Tile Foyer (Square/Diagonal Install)
- Ceramic Tile Tub & Shower Areas (Square Install)
- Ceramic Tile Garden Tub Platforms (Square Install)
- Tiled Shower Seat in Master Bath (per model design)
- Randomly placed Deco Feature Tiles in Master Bath Tub & Shower areas (per model design)
- Accented with Ceramic Accessories (White, Bisque) (per model design)
- * Ceramic Tile Floors in Kitchen, Nook, All Baths, and Laundry (Square/Diagonal Install)
- * Ceramic Tiled Exterior Front Entry (Square Install)
- * Ceramic Tile Kitchen Backsplash (Square/Diagonal Install)

CABINETRY AND TRIM

- New** * 1 3/4" Designer Steel Insulated Double Front Entry Door with Glass Inserts (\$500.00 allowance per door) and Kwikset, Double Handleset with Deadbolt
- 1 3/4" Steel Insulated Garage Service Door with Single Hung Window w/Screen
- * 1 3/4" Steel Insulated Pool Bath Door with 1 Lite Glass Insert with Internal Mini Blind (per model design)
- Kwikset, Deadbolts on all Exterior Doors
- "Carmelle" - Style Embossed 4-Panel Masonite Interior Doors (Paint Grade)
- "Carmelle" - Style Embossed 4-Panel Masonite Interior Bi-fold Closet Doors (Paint grade)
- * Mirrored Bi-fold Closet Doors on Master Bedroom Closets (per model design)
- Kwikset, Dorian, Antique Brass Lever Interior Door Handlesets
- 3 1/4" Colonial Molding Baseboard and 2 1/4" Door Trim Throughout (Paint Grade)
- * Custom Designed "European" Style Thermofoil Raised Panel Kitchen Cabinets with Hidden Hinges, Adjustable Shelves (Choice of Color and Panel Style) with Crown Molding on All Upper Cabinets and Under Cabinet Lighting Valances (per model design)
- * Corian, Solid Surface Kitchen Countertops with Integrated Seamless Corian Sink or Granite w/ Under-Mount Sink (Standard Colors and Standard Edges)
- Oversized (stepped up & out) Range Upper Cabinet with Crown Molding
- 1 Pair of "Deep" Pot and Pan Drawers (Adjacent to Range/per model design)
- * Oversized Stepped Up (24" deep) Refrigerator Upper Cabinet with Full Side Panel (for Built-in Look)
- * 1 Pair Upper Cabinet Glass Display Doors with Color Matched Cabinet Interior and Shelves
- New** * 1 Pair Base Cabinet Slide-Out Shelves (Adjacent to Range/per model design)
- * Laundry Tub Base and Upper Cabinets (laminated) with Drip Rod (per model design)
- New** * Custom Designed "European" Style Thermofoil Raised Panel 36" high Bath Vanity Cabinets (choice of color and panel style) w/Hidden Hinges, and Beveled Edge tops
- Hinged "Banjo" Vanity Top Extension over Toilet Tank w/Extended Mirror (Secondary Full Baths/per Model Design)
- * Upgraded Matching Thermofoil Raised Panel Bath Medicine Cabinets
- New** * Upgraded Built-In Linen Cabinetry with Glass Upper Doors and Crown Molding in Master Bath (in lieu of Drywalled Linen Closet/per model design)
- Tilt Out Storage Trays at Kitchen & Bath Sinks
- Full-Length Plate Vanity Mirrors (42" High)
- New** * Beveled Mirror Edge Trim on Master Bath Vanity Mirror
- Master Bath Glass Shower Panel/Enclosure (per model design)
- Designer Accent Hardware (Knobs or Handles) on all Cabinet Doors and Drawers (Generous Selection of Styles and Finishes)
- * Rubbermaid, "FreeSlide", Ventilated Closet Shelving & Shoe Racks (per model design)
- Pull-down attic stairs (Fire Rated) in Garage w/attic light (except w/2nd floor Bonus Room)

ENGINEERED ENERGY-SAVING FEATURES

- R-30 Fiberglass Insulation in Living Area Ceilings
- R-19 Fiberglass Batts in all Kneewalls
- R-11 Fiberglass Batts in Walls Between Garage and Living Area
- R-11 Fiberglass Batts in Exterior Living Area Frame Walls
- New** * R-6.5 1" Hi-R Foil Faced Foamboard Insulation on All Exterior Living Area Masonry Walls (U-11.78 Total Wall Value)
- Insulated Polyseal To Stop Air Leakage
- 13 Seer Carrier, Puron, Energy-Saving High Efficiency Heat Pump Air Conditioning and Heating System with insulated heat reflective Ductwork, Multiple Air Returns w/Filters and Digital Programmable Thermostat (per model design)
- Continuous Aluminum Soffit Vent System Around Entire Home
- Ridge Vents on Roof for Superior Attic Ventilation

EXTERIOR FEATURES & FINISHES

- Decorative Cementitious Coating All Exterior Walls
- Decorative Cementitious Banding (per model design)
- New** * Upgraded Architecturally Sculpted EIFS Window Sills and Column Caps & Bases (Front Elevation per Model Design)
- Sherwin Williams Superior Quality Exterior Acrylic Masonry Paint Application (Choice of Color)
- New** • Maintenance Free Aluminum Fascia and Soffit
- Factory-Tinted High Wind Rated Superior Quality Powder Coated (Non-Corrosive) Aluminum Frame Windows w/Removable Screens and 8" Tall Living Glass Doors (per Model Design)
- New** • Architectural Transom Window Grouping over Living/Great Rm. Slider (per Model Design)
- New** * Clopay, Superior Quality (High Wind Rated) Sectional Steel Garage Door w/Glass Inserts
- * Owens Corning, 30-Year Dimensional Algae/Fungus-Resistant Shingles (Choice of Color)
- * 7,500 Sq. Ft. Floratam Sod (or 10,000 sq. ft. Bahia)(Code may Restrict)
- * Sprinkler System w/Digital Timer (7,500 - 10,000 sq. ft. coverage)
- * Landscaping Allowance (Plants and Mulch)

ADDITIONAL FEATURES

- Utility Usage Charges Paid During Construction
- Builder's Risk Insurance During Construction
- 1 Year Builder's Warranty
- Customer Warranty Service Policy After Move-In

AVAILABLE OPTION/UPGRADE PACKAGES

- Pools, Spas, Fountains & Enclosures
- Solar, Gas, Elec. Pool & Spa Heaters
- Pool Storage Closets
- Summer Kitchens
- Gutters & Downspouts
- Tile & Metal Roofs
- Washer/Dryer Combos
- Garage Door Opener(s)
- Bonus & Home Theatre Rooms
- Fireplace(s)
- Entertainment Centers
- Surround Sound Systems
- Security, Vac. & Intercom Systems
- Future Ready Internet Wiring
- Wood or Laminate Flooring
- Quartz Countertops
- Media & Electronic Air Cleaners
- Radiant Attic Barrier