



# FEATURES

## Construction Techniques

- Covered by Builders Risk Insurance during construction
- 1-Year Workmanship / 2-Year Systems / 10-Year Structural Coverage (2-10 Homebuyers Warranty) provided at closing
- Poured solid Stem wall Construction on top of steel reinforced footings
- 2 story concrete block construction (some small section of 2nd Floor walls are engineered wood frame)
- Engineered wood trusses
- Designed to meet and/or exceed 145 MPH wind loads

## HURRICANE IMPACT WINDOWS, SLIDERS, & FRENCH DOORS:

- **Windows:** ES Windows Elite – Low-E Impact Rated
  - Windows are both casement and fixed
  - Clear Glass w/ Black Exterior and Interior frame
  - (3) Windows on tub wall to be frosted
  - Window Screens Included
- **Doors:** ES Elite Swing Door Collection – Low-E Impact Rated
  - Clear Glass w/ Black Exterior and Interior frame
  - Full Lite Doors
  - 3-Point Locking system
- **Sliders:** ES Prestige 2020 Sliding Glass Door Collection Impact Rated
  - Rear 18'x10' Sliding Glass Doors
  - Rear 16'x10' Sliding Glass Doors
  - Clear Glass w/ Black Exterior and Interior frame
- **Front Door:**
  - Fully custom metal door – Impact Rated.
  - 6'0" wide x 8'0" tall Custom 4 Light Black Iron front door designed and built by Modulo Studios

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## APPLIANCE PACKAGE:

- PROFESSIONAL KITCHEN
  - Refrigerator – SUB-ZERO, REFRIGERATOR BI 36" PANEL READY RHD – IC-36RID-RH
  - Freezer – SUB-ZERO, FREEZER ALL BI 36" LHD PANEL READY – IC-36FI-LH
  - Range – WOLF, COOKTOP GAS 36" NATURAL SS – CG365C/S
  - Oven – WOLF, WALL OVEN DOUBLE 30" SS (M SERIES) – D030TM/S/TH
  - Dishwasher – COVE, DISHWASHER BI 3RD RACK PANEL READY – DW2450
  - Hood – WOLF, CEILING-MOUNTED 48" SS – VC36S
  - Microwave – Wolf, MICROWAVE DRAWER 24" SS – MD24TE/S
  - Coffee Maker – MIELE, COFFEE SYSTEM BI 24" PLUMBED CLEAN STEEL – CVA6805CS
- PANTRY
  - Dishwasher – COVE, DISHWASHER BI 3RD RACK PANEL READY – DW2450
  - Refrigerator – REFRIGERATOR FD CD SS – PWE23KYNFS
- WINE ROOM
  - Wine Refrigerator – (2) Zephyr, WINE STORAGE UC 24" 53 BOTTLE SS – PRW24C01BG
- MEDIA ROOM
  - Beverage Refrigerator – Zephyr, BEVERAGE CENTER UC 24" SS – PRB24C01BG

## PROFESSIONAL OUTDOOR KITCHEN:

- Grill – ALFRESCO, GRILL BI 42" NAT GAS SS – ALXE-42SZ-N
- Professional hood – TRADEWIND, HOOD WALL 48" SS OUTDOOR – S7248-12CD
- Mr. Direct 2620 Undermount Stainless Steel Sink with single hole faucet
- Refrigerator – Zephyr, REFRIGERATOR UC 24" OUTDOOR SS – PRB24C01AS-OD
- Granite or Quartz Countertop at outdoor kitchen.

## LAUNDRY ROOM APPLIANCES:

- Washer & Dryer (Downstairs): GFW650SSNW- GE WASHER & GFD65ESSNW-GE DRYER
- Undermount Sink with faucet by builder

## ELEVATOR:

- Home Elevators Direct – 3 Stop HED5 Hydraulic Residential elevator (950 lb capacity)

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## WOOD FLOORING:

- Addison Dicus' – Maxi Line # 14. 6" wide oil finished engineered oak wood floors.
- Second Floor covered in 3/4" Gypcrete for sound, feel, levelness.

## MILLWORK & FEATURE CEILING/WALL DETAILS:

- 7-1/4" baseboard throughout home (1x8)
- 3-1/4" Casing on all doors (1x4)
- Exposed finished oak square nose stair treads stained similar to wood flooring
- 1 Panel Solid Core Shaker Square interior doors (8'-0" tall) throughout the home.
- Pantry and Mudroom Custom solid wood Built-In cabinets
- All windows have drywall returns
- Custom 42" glass rail and (Matte Black to match hardware interior door hardware)
- Coffe Ceiling in Master Bedroom
- Great Room: Custom Built-in drywall & Cabinet TV wall

## CABINETS:

- Kitchen Cabinet doors are by Egger Sand Gladstone Oak – H3309 -ST28
- Butler's Pantry Cabinet doors are by Egger Sand Gladstone Oak – H3309 -ST28
- Wine Room doors are by Egger Sand Gladstone Oak – H3309 -ST28
- Mud room doors are by Egger Sand Gladstone Oak – H3309 -ST28
- Living Room TV Wall is Egger Sand Gladstone Oak – H3309 -ST28
- Master Bath Cabinet doors are Egger U999 ST19 Black
- Guest and Playroom Cabinet doors are Alvic Blanco
- Media Bath Cabinet doors are Alvic Black
- Bath 2,3,4 Cabinet doors are Alvic Cashmere
- Playroom Bath – Alvic Blanco
- Laundry Room Cabinet Doors are Alvic Cashmere
- All outdoor cabinets boxes are Endura UV HDPE Marine-Grade in White Oak
- Outdoor Kitchen HDPE Marine Grade Cabinets (Grill Side) color is similar to Egger Sand Gladstone Oak
- Outdoor Kitchen island HDPE Marine Grade Cabinets color is similar to Alvic Black

## FIRE PLACE:

- Outdoor Kitchen – Outdoor Lifestyles – ODLANAIG-60 – Ventless Outdoor Gas Fireplace

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## MIRRORS:

- Full width vanity Mirrors to be installed in Master, 1 Floor Pool Bath, Baths 2 & 3.
- Kalia - PROFILA MR1668-500-001 - 24" x 56" Rectangular Mirror - Guest Bath, Media Bath
- Kalia - MR1949-570-001 - Eclipse Oblong Backlit LED Illuminated Mirror - Pool Bath

## SHOWER ENCLOSURES:

- Guest bath - Frameless 3/8" clear tempered glass - Black Hardware
- Playroom Bath - Kalia - FLIP 90 Chrome Clear Glass Frameless Pivot - DR1450-110-000
- Pool Bath - Frameless 3/8" clear tempered glass - Black Hardware
- Bath 2 - Frameless 3/8" clear tempered glass - Black Hardware
- Bath 3 - Frameless 3/8" clear tempered glass - Black Hardware
- Bath 4 - Kalia - FLIP 90 Chrome Clear Glass Frameless Pivot - DR1450-110-000
- Master bath - 10' 0" Tempered Sliding Glass Enclosure - Black Hardware

## PAINT:

- Body of exterior of house is painted with Sherwin Williams LOXON XP product. Color to be selected by owner.
- Trim on exterior of house is painted with Sherwin Williams LOXON XP paint. Color to be selected by owner.
- Interior Walls painted with Sherwin Williams Superpaint flat paint. Color to be selected by owner.
- Interior Ceiling painted with Sherwin Williams Superpaint color Pure White flat.
- Interior Trim painted with Sherwin Williams Superpaint. Color to be selected by owner.

## BRICK PAVERS & TRAVERTINE:

- Brick paver driveway and entry walk pavers to be manufactured by Tremron. Size TBD depending on ROW tree removal
- All patios and pool deck are Milestone Moscow White 12"x24"

## GARAGE DOORS & FLOORS:

- 18' x 8' and a 10' x 8' CHI Contemporary Collection - Planks - Black- Model 2327 garage doors with a 1/2 HP belt drive opener.
- Floors to be speckled epoxy

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## EXTERIOR COVERED AREAS:

- Rear & Front porch ceilings: Cypress painted white nickel groove 4" wide or White PVC with V groove
- Exterior to be custom black aluminum railing designed per code, UPGRADE to Glass.

## POOL:

- 14'x33' Saltwater pool, sun shelf, & 9' x 6' spa (see design from Blue Sky Pools)
- Gas Heater
- Pool Deck & Coping- Milestone Moscow White 12"x24" Marble Pavers
- Pebble Tech pool finish TBD
- Pool Tile TBD

## INTERIOR STAIRS:

- Stair risers will be painted to trim color. Treads are made from oak and will be stained to a similar color as the wood floors.
- Stair handrail and 2 and story walkways 42" Custom Glass rail with black hardware.

## INTERIOR DOOR HARDWARE:

- Miseno Matte Black – MH-1CLF (or Similar if not available)

## PLUMBING FIXTURES:

- Water Softener Loop Pre-plumbed in garage
- (2) Exterior Gas Tankless Water Heater w/ recirculating valve
- Master Tub: Kohler- Stargaze F s 72 K-6367-0

## HVAC:

- 16+ SEER split HVAC system. Lennox Merit Series 2 Stage
- 4 Ton unit for 1st floor and 5 Ton unit for the 2nd floor with Programmable thermostats
- Exhaust fans in each bathroom and the master bath toilet closet
- Range hood vented to outside with automatic make up air damper

## DRYWALL:

- Drywall to have square corner bead with Level 4 smooth finish.
- Hardi board and purple drywall on the walls in all wet areas

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## WIRING:

- Ceiling fan prewiring in all bedrooms, family room, game room and rear porch. No ceiling fans included.
- Structured wiring panel
- Underground electrical service upgrade (no overhead wires).
- Structured wiring package that includes cable TV outlets in all bedrooms, family room, game room and rear porch.
- Alarm system with contacts on all 1st floor operable windows and Sliding door (excluding garage doors)
- Two alarm keypads (garage entry and master bedroom).
- Surveillance Camera Prewire
- Multi Zone Music Wiring Package
- WIFI Hub prewire inside (2) and outside (1)
- Smoke detectors and CO2 detectors per code.

## PEST CONTROL:

- Boracare termite treatment
- HomeTeam Pest Defense Taexx "Tubes in the wall"

## INSULATION:

- Icynene Open Cell Foam insulation in attic and all lower roofs
- R-19 In exterior wood walls
- Low-E & Insulated Impact aluminum windows manufactured by ES Windows
- 4.1 foil insulation over the exterior block walls and foam in the block walls
- Sound barrier Batt insulation in select areas

## EXTERIOR APPOINTMENTS:

- Hardie Board fascia & soffit
- Aluminum Metal Fence for pool protection
- Metal Upper and Lower Roof – Color: Pre-weathered Galvalume
- Smooth finish stucco.
- Fully sodded home site (front and rear yard). Back Yard to be synthetic turf
- Automated Rainbird Irrigation system
- Garden hose bibs
- Black Gutters on entire home (ADS) piped underground to the bubblers per site plan.
- Stucco Reveals on front elevation – front columns and garages