



# Quality by Design - Our Included Luxury Home Features

## Energy Saving Features

- **CONCRETE** Tile Roof (w/rainproofunderlayment)
- Cementitious **3 Coat** Exterior Finish
- Sidewall Insulation w/ Vapor Barrier
- R-30 Fiberglass Ceiling Insulation
- Block Wall System R-11
- Roof Venting for Positive Air Flow
- **INSULATED** Vinyl Frame, Low E Glass Windows
- Electric Water Heater **50 gal** ( Energy Miser)
- **FIBERGLASS** Panel Insulated Front Door
- Weather Stripping on All Exterior Doors
- 15 SEER Air Conditioning System

## Gourmet Kitchen Features

- **GRANITE** Counter Tops
- Cabinets: 42" Uppers; All Wood Box; Face Framed w/ Wood Doors
- Cabinet Doors: Soft Close
- Cabinet Drawers: Soft Close w/ Dove Tail Drawers
- Adjustable Shelving in Lower Cabinets
- 8" Deep Stainless Steel Sink
- ½ h.p. Garbage Disposal
- Appliance Package Includes: Smooth **36" Cooktop**, 36 "Vented Hood ,**Wall Microwave/Wall Oven** & Dishwasher

## Garage Features

- **KNOCKDOWN** Ceilings & Walls, Painted
- **Pull Down Attic Staircase**
- Garage Door Opener w/ 2 Remotes & Keyless Keypad
- Optional 3 Car Garage w/ Most Plans
- Insulated Garage Door (s)

## Estate Home Features

- **BRICK PAVER** Driveway, Walkway & Entry
- Extensive Architectural Detailing
- Large Walk-In Closets (per plan)
- Rounded Drywall Corners in Central Areas
- Decorative Niches (per plan)
- Designer Masonite Interior **Doors ALL 8 Ft HIGH**
- Baseboards 5 ¼" w/ 2 ½" Casing
- Covered Lanai (per plan)
- **Pest Tubes in the Wall**
- Abundant Selection of Carpet w/ 6 lb. Pad
- Ceramic Tile: Foyer, Kitchen, Breakfast Nook, Master Bath, Guest Bath & Laundry Room
- **KNOCKDOWN** Ceiling Texture
- **ORANGE PEEL** Interior Wall Finish
- Semi-Gloss Painted Interior Trim
- **MOEN®** Faucets & Levers
- Security System
- 9'4" Flat Ceilings, Vaulted Ceilings or Tray Ceilings
- **HOME BUYERS WARRANTY: 2 YR/10 YR STRUCTURAL**

## Construction Plus Features

- **CONCRETE BLOCK** Exterior Walls
- Continuous Reinforced Concrete Lintel w/ Solid Filled Cells for Greater Building Strength (per plan)
- High Strength Hurricane Straps for Trusses Set in Concrete for Added Roof Protection
- Termite BORACARE Treatment
- **Termite Bond**
- 5/8" CDX **PLYWOOD** Roof Sheathing (per plan)
- 4" Concrete Monolithic Slab @ 3000 PSI (per Florida Building Code)

## Bath Features

- Cabinets: All Wood Box; Face Framed w/ Wood Doors
- **Comfort Height Raised Vanities**
- Vanity Tops: Quartz LG Builder Colors w/ Under Mount Sinks
- Full Mirrors Over Vanities
- Water-Resistant **DURAROCK®**
- **Shower TILED TO CEILING** (per plan)
- Tiled Seat in Master Bath (per plan)
- Garden Tub w/ Optional Jets (per plan)
- Open Walk-In Showers (per plan)
- **KOHLER®** Comfort Height, Elongated Toilets
- Privacy Water Closets (per plan)
- Linen Closets (per plan)

## Electrical Features

- 200 Amp Electrical Panel
- Cable TV & Phone Pre-Wire (6)
- **"On-Q" State-of-the-Art Structured Wiring**
- Reinforced Ceiling Fan Outlets (4)
- Weatherproof Exterior Outlets (3)
- ARC-Fault Circuitry & Breakers (per code)
- Decora Design Decorator Switches
- Ground-Fault Receptacles (per code)

## Lush Landscaping Features

- **Programmable Irrigation System (reuse water)**
  - Fire & Pest Resistant Rock Front beds (not mulch)
  - Floritam Sod for Majority of Yard
- Per Volusia County Water Wise Ordinance, Limited Bahia Sod May Be Required



\*Features are subject to floor plan details



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