

## SUBDIVISION FEATURES

- Stately yet timeless gated entry
- Amenity area with zero entry pool and pavilion
- Gas street lighting and sidewalk
- Quaint lots with common front garden wall
- Short distance to beach and shopping
- Curb and gutter storm water management
- Fiber optic internet with Century Link

## INTERIOR FEATURES

- 10' ceilings throughout main level, 9' ceilings on 2nd
- Smooth texture on walls and ceiling
- Engineered Hickory wood flooring in foyer, kitchen, nook, and family room with carpet in all bedrooms, per plan
- Porcelain 12" x 24" tile in all baths and laundry
- Porcelain wall tile with Schluter KERDI system at master shower, and kitchen backsplash
- 3 cm quartz, granite countertops throughout
- Square trim, 1"x6" baseboard, 1"x4" window and door casing with 1"x6" header and 1"x2" cap
- Cove crown molding in main living areas and cased windows throughout
- 6"x8" painted wood beams (living area), plan specific
- Stained Oak stair treads and painted wood risers, if applicable
- One bowl stainless undermount kitchen sink
- MOEN Brantford or equal one hole lever faucets, oil-rubbed bronze or satin nickel
- Wood cabinets with soft close drawers, concealed hinges and full overlay
- Cultured marble tub shower in secondary baths
- Ceiling fans in all bedrooms and family room
- Frigidaire Pro appliances or equal: counter depth French door refrigerator, 36" gas cooktop, 36" hood, 30" wall oven, microwave w/ trim kit, and dishwasher, per plan
- Painted wood shelves in closets and trimmed mirrors to match interior doors
- Detailed decorative lighting package
- Sherwin Williams Builders Solution flat paint or equal with SW washable matte finish in wet areas
- Prewired structured distribution panel
- Prewired for surround sound in family
- Prewired wireless access points (WAP), (1) per floor
- Prewired Intuity Command Center or equal
- Prewired for distributed audio in kitchen, living, master bedroom and porch

## ENERGY FEATURES

- 14 SEER central HVAC, digital programmable thermostat
- True-DRY whole home dehumidifier
- Gas Rinnai tankless water heaters
- Open cell foam roof deck

## EXTERIOR FEATURES

- Authentically patterned elevations
- Painted brick with harmonious exterior trim details
- STOCOat Lotusan top coat exterior brick paint or equal, Sherwin Williams "Superpaint" on body and trim
- 3000 psi concrete slab on grade foundation
- STO Guard EmeraldCoat air and moisture barrier
- Bevolo french quarter gas lantern at entry or equal
- 8' mahogany impact glass front door, per plan
- PGT impact Low E vinyl windows or equal, per plan
- Premium GAF "Camelot II" designer shingles or equal
- 1" x 4" tongue and v-groove painted wood porch ceilings
- Brick paver parking area and patio, site specific
- Premium landscape package per design code
- Drip irrigation in all bed areas and sprays for turf areas connected to zoned automatic timer and municipal water
- Private courtyards with common front garden wall, per plan and site specific

## SAFETY FEATURES

- Prewired for alarm system, fire, heat, 4 cameras, and smart home features
- Impact glass throughout
- Dead bolts on all exterior doors
- Smoke detectors per code
- Carbon monoxide detectors per code

## OPTIONAL UPGRADES

- Wood flooring in bedrooms
- Surround in family, alarm, smart home features, and structured distribution panel trim outs
- Wood accent walls and wood box beams
- Sherwin Williams Emerald washable paint
- Paver patio options, site and plan specific
- Courtyard options, site and plan specific
- See Sales Agent for complete details on all options

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