



LUXURIOUS CUSTOM INTERIOR

- Choose one of Two Designer Custom Interior Color Packages
- Sherwin Williams® Interior Paint
- 9'-4" Ceilings on First Floor
- 8' Ceilings on Second Floor
- White 3-1/4" Baseboards
- White 6'-8" Masonite 2-Panel Textured Interior Doors
- Dexter® by Schlage® Seville Lever Chrome Door Hardware
- 1st Floor Stair Rail Painted Handrail with White Spindles
- Owner's Entry Drop Zone™ at Garage Entry with Bench and Storage (Per Plan - Design Will Vary Per Plan Location and Area Size)
- 2" White Blinds with Valence on all Operable Windows
- 3" White Vertical Blinds with Valence at Sliding Glass Door
- 17" Ceramic Tile Installed Straight in Foyer, Entry, Laundry, Kitchen, Bathrooms, Dining or Café, and Gathering Room
- Mohawk® Beautiful Retreat™ Carpet with 5 lbs. Pad in all Bedrooms, Stairs and Loft
- Knockdown Textured Ceilings and Orange Peel Textured Walls

BATHROOM FEATURES

- 3cm Granite Countertop with Eased Edge and 4" Granite Backsplash
- Seacrest Birch Vanity Cabinets at 36" Height in all Full Bathrooms
- Cabinet door and Drawer Hardware
- White Porcelain Undermount Sinks with Countertop Width Mirror in all Full Bathrooms
- White Sterling® Pedestal Sink with Beveled Oval Mirror in Powder Bathrooms
- White Sterling® Elongated Toilets
- Moen® Brantford Faucets in all Bathrooms
- Chrome 24" Towel Bar and Toilet Paper Holder in all Full Baths
- Chrome Towel Ring and Toilet Paper Holder in Powder Bath
- 17" Ceramic Floor Tile
- Ceramic Corner Shelf in all Showers
- Owner's Bathroom
 - Kohler® Tub with Integral Deck and Tile Skirt to Match Floor Tile
 - Shower Complete with Shower Floor Tile and Wall Tile to Match Floor Tile
 - Tile Listello in Owner's Shower
 - Shower Enclosure with Glass Swing Door
- Secondary Bathrooms
 - 1st Floor Shower Complete with Recessed Shower Floor Tile and Wall Tile to Match Floor Tile
 - 2nd Floor Shower Complete with White Shower Pan and Wall Tile
 - Shower Enclosure with Glass Bi-Pass Doors

KITCHEN FEATURES

- 3cm Granite Countertop with Eased Edge and 4" Granite Backsplash
- Seacrest Birch Cabinets with 36" Uppers with Crown Molding
- Cabinet Door and Drawer Hardware
- 50/50 Stainless Steel Undermount Sink
- Moen® Integra® Chrome Faucet
- 17" Ceramic Tile Installed Straight

FEATURED ELECTRIC APPLIANCES

- Whirlpool® Stainless Steel Over the Range Microwave with Hidden Recirculating Vent
- Whirlpool® Stainless Steel Dishwasher with AccuSense® Soil Sensor
- Whirlpool® Stainless Steel Ceramic Glass Top Range with Self-Cleaning System
- Whirlpool® Stainless Steel 21 Cu. ft. Side by Side Refrigerator with LED Lighting
- Whirlpool® 3.6 cu.ft. Top Load Washer with Care Control Temperature Management System and Fabric Sense™ Wash System
- Whirlpool® 7.0 Cu. ft. Dryer with Wrinkle Shield™

ELECTRICAL FEATURES

- Full 1st Floor Security System with one Keypad
- Electrical Pre-wire with Switch for Ceiling Fans in all Bedrooms, Loft and Gathering Room
- Pre-Wired Telephone (CAT5e) Outlet in Kitchen and Owner's Suite
- Pre-Wired Cable (RG6) Outlet in all Bedrooms, Loft and Gathering Room
- 14" Leviton Central Wiring Enclosure with Flush Mount Cover
- Exterior Electrical Outlets (Location Per Municipal Code)
- Upgraded Seagull Lighting® Package

EXTERIOR HIGHLIGHTS

- Sherwin Williams® Loxon Exterior Paint
- Heated Outdoor Pool with Paver Lanai (Size Per Plan)
- Paver Driveway and Lead Walk
- Therma-Tru® 6'8" Front Door with Clear Glass
- Door Bell
- Chamberlin® Lift Master Garage Door Opener with Two Remote Controls and Mounted Keypad
- Above-Slab Borate Treatment with Sentricon® Termite Colony Elimination System on the Perimeter of Home
- Taexx® Built-In Pest Control Defense System
- Professionally Designed Landscaping Package
- Whole Yard Irrigation with St. Augustine Sod
- Two Exterior Hose Bibs (Location Per Plan)



QUALITY CONSTRUCTION

- Concrete Block Construction on 1st Floor
- Reinforced Concrete Slabs with Vapor Barrier
- Full-Wrap Cementitious Trowel Textured Exterior Finish
- Tile Roof
- Professionally Engineered Roof Trusses with Hurricane Tie Downs for Wind Protection
- Underground Utilities
- Smoke Detectors (Location per Municipal Code)

ENERGY EFFICIENT FEATURES

- Energy Efficient Air Conditioning and Heat Pump Unit (14 SEER)
- Programmable Thermostat
- R-30 Ceiling Insulation
- R-4.1 Insulation with Vapor Shield on Block Walls
- Air Infiltration Sealant Applied Around all Exterior Openings
- Radiant Barrier Roof Sheathing
- Vinyl Low-E Dual Pane Windows
- Aluminum Low-E Dual Pane Sliding Glass Doors
- Two 60-Gallon Water Heaters on Single Family Plans and One 60-Gallon Hot Water Heater on Townhomes (Per Plan)
- Off Ridge Vent and Flow-Thru Soffit Systems for Effective Attic Ventilation

SPECIAL FEATURES

- 10-Year Pulte Protection Plan – An Insured Warranty
- Access to Customized Owner's Entry Web Portal Featuring Tips for Taking Care of Your New Home and Exclusive Partner Discounts

TOWNHOME POOL SPECIFICATIONS

- 7.5' x 18' Hand Sculptured Gunite Heated Swimming Pool
- Lanai Paver Deck. Acrylic Coping to Accent the Edge of the Swimming Pool
- ANSI 7 and 15 Approved Deluxe Pump Plumbed with Energy Saving Over Sized Schedule 40 Pressure Tested Pipe With Dual Safety Drains, Skimmer and 3 Surface Returns.
- Jandy Deluxe Oversized ANSI 7 Approved Cartridge Filter System and Paramount's I Jet for Superior Circulation at Low or High Speed Pumps for Reduced Pool Maintenance and Crystal Clear Water.
- A Recessed Underwater Swimout Bench with 4 Spa Like Therapy Jets
- Jandy Led White Pool Light
- 108K BTU Heat Pump
- Water Spout Pergola Feature
- Required Child Barrier Protection Fence
- Dome Roof Screen Enclosure with 1 Door, Gutters and Downspout

SINGLE FAMILY POOL SPECIFICATIONS

- Hideaway and Seashore Pools: 12' x 24' Hand Sculptured Gunite Heated Swimming Pool with 20' x 30' Lanai Paver Deck.
- Baymont and Clearwater Pools : 13' x 26' Hand Sculptured Gunite Heated Swimming Pool with 20' x 40' Lanai Paver Deck
- Paver Coping to Accent the Edge of the Swimming Pool
- ANSI 7 and 15 Approved Deluxe Pump Plumbed with Energy Saving Oversized Schedule 40 Pressure Tested Pipe with Dual Safety Drains, Skimmer and 3 Surface Returns. Limited Time Warranty on Pool Plumbing
- Jandy Deluxe Oversized ANSI 7 Approved Cartridge Filter System and Paramount's I Jet for Superior Circulation at Low or High Speed Pumps for Reduced Pool Maintenance and Crystal Clear Water.
- A Recessed Underwater Swimout Bench
- Jandy Led White Pool Light
- 3' to 5' Pool Depths
- 108K BTU Heat Pump
- Required Child Barrier Protection Fence
- Dome Roof Screen Enclosure with 1 Door, Gutters and Downspout

