

Your Interior Detail *continued...*

- Smooth wall finish throughout with two coats of flat latex interior paint on wall and ceiling
- Painted wood window casing and sills with apron
- Panel smooth interior solid core doors with decorative hardware
- Stain Resistant carpeting with upgraded pad
- Up to 18" x 18" ceramic tile or pre-finished wood in foyer, great room, kitchen, breakfast nook, laundry room and all baths (*per plan*)
- Stained wall-mounted handrail at stairs with stained oak treads, painted risers, skirt boards and wall caps (*per plan*)
- Painted wood shelving in Owner's closet and kitchen pantry. Continuous ventilated vinyl shelving in bedroom and hall closets
- Decorative bath accessories to match plumbing fixture finish

Energy Saving Features

- High-efficiency (14 SEER) air-to-air heat pump system with digital thermostat
- Vinyl Low-E insulated double-pane windows with Impact rated glass on front elevations.
- Owens Corning fiberglass insulation, R-38 ceiling and R-19 exterior walls
- Foam and seal all air penetrations on exterior walls
- Full gas package (5 drops) with energy efficient gas tankless water heater (*per plan*)
- Roof ventilation per code (*per plan*)

Your Kitchen and Baths

- GE appliance package with a gas cook top, self cleaning wall oven, quiet power dishwasher, built in microwave, slide out range hood vent and ½ HP large capacity garbage disposer
- Icemaker connection
- Choice if wood cabinets with 42" uppers in the kitchen
- Granite kitchen countertops with under mount sink, Moen Chateau chrome faucet and sprayer
- Choice of wood cabinets in all full baths
- Full 42" high vanity mirrors in all full baths with painted wood trim
- Granite vanities with under mount sinks and Moen Brantford chrome faucets in all full baths
- Raised vanity in the owner's bath
- Acrylic soaking tub in owner's bath

Your Kitchen and Baths *continued...*

- Separate ceramic tile walk-in shower in the owner's bath (*per plan*)
- Americast tubs with ceramic tile walls in full baths
- Chrome shower enclosures with clear glass (*per plan*)
- Up to 18" x 18" ceramic tile flooring in all baths
- Pedestal sink in powder bath with Moen Brantford chrome faucet (*per plan*)
- Elongated toilets and exhaust fans in all baths

Electrical

- 200 amp electrical service
- Pre-wire for future landscape lighting
- Low volume exterior lighting and two exterior waterproof electrical outlets
- Decorative lighting package (*per plan*)
- Ceiling fan pre-wiring and bracing in all bedrooms, family room, study and covered patio (*per plan*)
- Recessed lighting per plan
- Structured wiring system with one central distribution center, six Cat5e phone and six RG6 cable locations, Stereo pre-wire in great room and rear lanai.
- Security system with contacts at all exterior doors and windows, one keypad, one motion detector at central location

Your Warranties

- Turner Pest Control provides Bora-care combined with a final perimeter treatment with Altriset and Halo Monitors for subterranean termite treatment in with local building codes.
- 10 Year Express Limited Warranty
- Builder's One Year Service Plan

Closing Costs Paid Program

- Finance your new home with one of our Preferred Lenders and a portion of your closing costs will be paid for you!**
- Our Preferred Lenders are:
Patrick Lasher with BB&T – (904) 545-7354
Bill Burchette with SunTrust - (904) 273-2202

**Upgrade options are available for an additional cost and are subject to cut-off dates. Not all upgrade options are available on all plans. ** Not to exceed 1% of total purchase price of house only, does not include PMI, pre-pays, points or origination fees. See Sales Consultant for details.*

