

# Valencia

3 Bedrooms + Den

2 Bathrooms

2-Car Garage

1,496 sq. ft. Living Area

2,104 sq. ft. Total Area



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## Home Site Features

- Free lot evaluation
- Sprinkler system
- Culvert at road, where required
- Broom finished concrete lanai, entry and sidewalk
- All building permit fees and impact fees included
- Site clearing included
- Exotic vegetation removal included, additional fee for haul away
- Well & septic system included (central water and sewer tap are extra)
- 150' house set-back w/ gravel driveway and concrete parking pad(per plan)
- Professionally designed landscape package with Bahia sod and six 2 ft. plants w/mulch
- The power company determines the garage orientation, cross-over electric service is available for an additional charge

## Interior Finishes

- Skip trowel finish on walls and ceilings
- Six-panel interior doors with brushed nickel hardware
- Brushed nickel front door knob with deadbolt
- Durable marble window sills
- 5 1/4" baseboard
- 3 1/4" casings
- Six panel fiber glass insulated front door
- Sliding glass doors (per plan)

## Kitchen

- Stainless Steel Whirlpool appliances (or similar): dishwasher, side by side refrigerator with ice maker, smooth top range and microwave
- Wood cabinets with 36" wall cabinets (level 1) with stainless steel knobs
- Granite counter tops (level 1) with 4" back splash
- Moen single lever chrome faucet
- Pre-plumbed ice-maker line

## Garage

- Steel panel garage door braced for hurricane protection
- Garage door opener with two transmitters
- Single light fixture
- Decorative coach lights
- Garage third bay option available in all floor plans

## Energy-Saving Features

- High efficiency air conditioning system
- R-30 ceiling insulation
- Energy efficient 50 gallon water heater
- Low-E insulated windows (choice of white or bronze)

## Building Features

- Steel reinforced poured concrete monolithic foundation (per plan)
- Steel reinforced concrete block wall construction
- Engineered roof trusses
- Vapor barrier under concrete slab
- Soil treatment under slab for termite protection
- Low maintenance decorative cementitious exterior on the block walls with 100% acrylic exterior paint
- Three-dimensional fiberglass shingle roof
- Gutters where required by building code
- Three exterior hose bibs
- Water softener sulfur and iron filter unit, and piping with individual shut-off valves for all sinks
- Low-E insulated windows (choice of white or bronze)
- Galvanized steel panel Hurricane Shutters
- White or Bronze aluminum soffit and aluminum fascia for easy maintenance
- Elevated ceiling heights with architecturally enhanced tray ceilings (per plan)
- Wire shelving in all closets

## Electrical

- Lighting in the kitchen and laundry room
- Light fixtures in the bathrooms
- Decorative light fixtures in the foyer and dining room
- Exterior water-proof electrical outlets (per plan)
- Smoke detectors in all bedrooms
- Pre-wired for ceiling fans (per plan)
- Pre-wired for TV outlets (per plan)

## Flooring

- Broad selection of porcelain tile including 24" x 24" tile throughout, installed over 40 ML rubberized membrane underlayment, except in bedrooms
- Choice of laminate or carpet flooring in bedrooms

## Bathrooms

- Full width vanity mirrors
- Granite countertops (level 1) w/ 4" backsplash & wood cabinets (level 1) w/ stainless steel knobs
- Moen single-level chrome faucets
- Frameless shower enclosure with clear glass in master bath (per plan)
- Soaking tub in the master bath (per plan)
- Level 1 tile in master bath shower over durable greenboard
- Tub/shower combo in the secondary bathrooms, with Level 1 tile from top of tub to ceiling
- Exhaust fans vented to exterior
- Schluter in lieu of bullnose