






## MODEL INFORMATION

-  **5 BEDROOM + DEN**
-  **5 BATHROOM + 2 (1/2)**
-  **3 CAR GARAGE**

**4,000** SQ. FT. LIVING AREA  
**6,188** SQ. FT. TOTAL AREA  
**80'-11" x 111'-11"** DIMENSION

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# **EXHIBIT A**

## **Ambassador Collection**

### **KITCHEN**

- Stainless steel appliances (or similar): dishwasher, refrigerator with ice maker, electric cooktop, wall oven/microwave and range hood or \$5000 allowance\*
- 42" wall cabinets (level 1), w/ stainless steel knobs\*
- Wood shelving in kitchen pantry\*
- Granite countertops (level 1) with tile backsplash (up to \$13/sq. ft.) \*
- Pre-plumbed ice makerline

### **INTERIOR FINISHES**

- Sherwin Williams paint, two colors, flat finish\*
- Skip trowel finish on walls and ceilings
- Two panel interior doors w/ brushed nickel hardware
- Front doorknob with deadbolt, brushed nickel hardware
- Durable marble window sills
- 5 ¼" baseboard
- 3 ½" casing
- Metal & glass entry door (Builder's choice) \*
- Sliding glass doors (per plan)

### **BATHROOM**

- Full width vanity mirrors
- Granite countertops (level 1) with 4" backsplash
- Wood stain cabinets (level 1), w/ stainless steel knobs
- Moen single-level chrome faucets, square under mountsinks
- Frameless shower enclosure with clear glass in master bath (per plan)
- Free-standing tub in the master bath
- Up to \$2.30/sq. ft. tile in master bath shower over cement board\*
- Tub/shower combo in the guest bathrooms, with up to \$2.30/sq. ft. tile from top of tub to ceiling\*
- Exhaust fans vented to exterior
- Schluter in lieu of bullnose

### **BUILDING FEATURES**

- Vapor barrier under concrete slab
- Soil treatment under slab for termite protection
- Steel reinforced concrete monolithic foundation (per plan)
- Steel reinforced concrete block wall construction and Wood Frame (per plan)
- Engineered rooftrusses
- Plywood roof sheathing 19/32" (5/8")\*
- Low maintenance decorative cementitious exterior on the block walls with 100% acrylic exterior paint
- Concrete tile roof (Level 1) or 5V metal roof (mill color)\*
- Three exterior hose bibs
- Whole house Reverse Osmosis water system (if applicable) and piping with individual shut-off valves for all sinks\*
- Non-Impact Low-E insulated windows (choice of white or bronze)
- Galvanized steel panel Hurricane Shutters
- Aluminum soffit and aluminum fascia for easy maintenance (choice of white or bronze)
- Elevated ceiling heights with architecturally enhanced tray ceilings (per plan)
- Sherwin Williams exterior super paint, 2 colors, satin finish
- Wire shelving all closets
- Screened lanai

### **BUILDER'S SIGNATURE**

- Double layer: Steel + insulation garage door braced for hurricane protection\*
- Garage door opener with two transmitters and WiFi connection\*
- Decorative coach lights (per plan)
- Attic access with drop down ladder\*
- Epoxy finish on floor (1 color)\*

### **ELECTRICAL**

- Underground FPL connection\*
- 4" LED recessed lights per plan
- 4" LED recessed lights in master suite\*
- Exterior water-proof electrical outlets (per plan)
- Smoke detectors in all bedrooms
- Pre-wire for ceiling fans (per plan)
- Pre-wire for TV outlets (per plan).

### **HOME-SITE FEATURES**

- Free lot evaluation
- All building permit & impact fees
- Site clearing for house & driveway included
- 150' house set-back with asphalt driveway and concrete sidewalk and parking pad
- Pavers (level 1) in front entry and covered lanai \*
- Culvert at road, where required
- 7200 sq ft of Floratam sod plus professionally designed landscape package (\$1,000 allowance)\*
- Sprinkler system with automatic timer
- Well & Septic system (if applicable)
- Gutters included where required for inspection
- The power company determines the garage orientation, cross-over electric service is available for an additional charge

### **FLOORING**

- Tile in main areas installed over 40 ML rubberized membrane underlayment up to \$2.00/sq.ft.\*
- Choice of carpet (level 3) or laminate (12mm) flooring in bedrooms\*

### **ENERGY SAVING FEATURES**

- Trane high efficiency 16 SEER air conditioning system\*
- R-30 ceiling insulation
- Energy efficient 50-gallon water heater
- Non-Impact Low-E insulated windows (choice of white or bronze)

### **ALLOWANCES**

- Floor tile: \$2.00 per sq. ft.\*
- Bathroom wall tile: \$2.30 per sq. ft.\*
- Kitchen Backsplash tile: \$13.00 per sq. ft.\*
- Plumbing fixtures: \$1,000\*
- Lighting fixtures: \$1,000 \*
- Landscape: \$1000\*