



The Cottage's Standard Package

HIGHLIGHTED CONSTRUCTION FEATURES

- Roof Construction: 5/8" Plywood sheathing (not particle board); Peel and stick underlayment; Aluminum standing seam metal roof with a Kynar paint application (25 year factory warranty offered).
- Concrete block construction on 1st floor.
- High-strength metal hurricane straps embedded in concrete blocks for added protection.
- 3000 PSI continuous reinforced concrete lintel with pour down cells to provide greater building strength.
- 3000 PSI 5" reinforced concrete slab foundation.
- 7 ¼" Hardie Board exterior finish.
- Termite treatment: Pretreated soil; exterior perimeter; renewable annual termite bond offered.

INTERIOR HOME FEATURES

- Offering natural gas.
- 10' knock down ceilings.
- Tray ceilings in master bedroom (excluded in Sunset Key Model).
- Wall's painted with your #1 choice of paint color (for extra colors see additions list).
- Rounded drywall corners in main living areas.
- Mohawk wood flooring throughout down stairs with tile in kitchen and half bathroom.
- Mohawk high quality plush stain release carpeting upstairs.
- Designer light fixture package with a \$2,000.00 allowance.
- Interior laundry room with a stackable washer & dryer unit included (natural gas options available).
- Smoke & Carbon Monoxide Detectors.
- Pull down stairs for easy attic access.
- Walk-in closet in Master Bedroom
- White ventilated rubber coated metal shelving in all closets. Double row shelving offered in master closet. Custom wood closet shelving offered as an upgrade.

EXTERIOR HOME FEATURES

- PGT vinyl insulated Low-E impact resistant windows.
- Custom exterior lighting package and high-end fixtures.
- Tiled porches or patios.
- Natural gas grill connection.
- Two exterior GFI waterproof electrical outlets
- Two exterior galvanized hose bibs

DOORS & TRIM FEATURES

- Painted 8' solid core interior doors.
- 3 1/4" fluted casing on all doors and windows.
- Custom wood window sills.
- Custom oak hand rails and painted spindles.
- 5 1/4" base boards.
- Brush nickel hardware thought-out.

GOURMET KITCHEN FEATURES

- Custom maple wood cabinetry with raised panel doors. Upper cabinets designed with 36" and 42" heights. Crown molding on all kitchen cabinets.
- High quality hardware included.
- Granite countertops with Beveled Edges.
- GE profile stainless steel refrigerator with Icemaker line.
- GE profile stainless steel glass top self-cleaning range (natural gas options available).
- GE profile stainless steel vented microwave positioned over range.
- GE profile stainless steel two wash level dishwasher.
- Undermount stainless steel sink double bowl with Moen Brush Nickel single lever faucet.
- 1/2 HP in-sink disposal.
- Ceramic tile floors with a \$3.00 sq. ft. allowance.

****OFFERING VIKING APPLIANCE UPGRADE! ****

LAVISH BATHROOM FEATURES

- Tiled showers & baths extended to ceiling heights.
- Framed vanities mirrors.
- Granite vanity sink tops with 8" spread Moen Brush Nickel fixtures.
- Large frameless glass enclosure in master bathroom.
- Ceramic tile flooring with a \$3.00 sq. ft. allowance.

ENERGY CONSERVATION FEATURES

- Tank less water heater (natural gas)
- High energy efficient A/C
- Icynene ceiling insulation A/C space.
- A/C vent in master walk-in closet.
- Bathroom fans ducted outside.
- Neuma fiberglass 3-point locking entry doors system.

CABLE & PHONE LINES

- Three prewired television locations.
- Three prewired telephone locations.

LANDSCAPING FEATURES

- Generous landscaping package
- Fully sodded yard.
- In ground irrigation system.

****Please note, many upgrades available upon request, see contractor for more information****

All information is thought to be reliable but is not guaranteed to be accurate; you are advised to verify facts that are important to you