

Villa d' Este: Same Great Community! New Fantastic Savings!

INTERIOR FEATURES

9'4" CEILINGS THROUGHOUT ENTIRE LIVING AREA
HIGH STYLE ROUNDED CORNERS IN LIVING AREAS
PAINTED SPANISH LACE CEILING
"ORANGE PEEL" TEXTURED INTERIOR WALLS
PORTER PAINTS INTERIOR PAINT
TWO-TONE PAINT DESIGN CHOICE: ONE COLOR WALLS AND CEILING, ONE COLOR TRIM AND DOORS
COLONIAL TRIM THROUGHOUT
ALUMINUM FRAME WINDOWS
MARBLE WINDOW SILLS
WOOD STUDS – 16" OC
FREE SLIDE VINYL COVERED VENTILATED SHELVING
COAT CLOSET AND LINEN CLOSET(S) (PER PLAN)
12" CERAMIC FLOOR TILE IN FOYER
DRAPERY SUPPORT AROUND ALL WINDOWS AND DOORS
SHAW/MOHAWK CARPET WITH 6 LB PADDING
6-PANEL COLONIST INTERIOR PRE-HUNG DOORS
BRIGHT BRASS FOR INTERIOR DOOR HARDWARE
FIBERGLASS LAUNDRY TUB IN UTILITY ROOM

KITCHEN FEATURES

MERILLAT WOOD, RECESSED PANEL KITCHEN CABINETS
18 GA STAINLESS STEEL SINK
DELTA PULLOUT COMBINATION FAUCET WITH SPRAY HOSE
PANTRY CLOSET WITH VENTILATED SHELVING (PER PLAN)
12" X 12" CERAMIC TILE FLOOR
GE WHITE ON WHITE APPLIANCE PACKAGE, INCLUDING:
BUILT-IN MICROWAVE OVEN WITH CAROUSEL
5 CYCLE POT-SCRUBBER DISHWASHER
CERAMIC COOK TOP STOVE
SELF CLEANING OVEN
1/2 HORSEPOWER GARBAGE DISPOSAL
3/4" LEVEL "1" GRANITE TOPS

BATHROOM FEATURES

DELTA SINGLE LEVER FAUCET IN ALL BATHS
12" X 12" CERAMIC TILE FLOORS IN ALL BATHS AND UTILITY ROOM
50 CFM EXHAUST FAN IN ALL BATHS
CHINA LAVATORIES
BEVELED EDGE MEDICINE CABINETS
LAMINATE TOPS @ VANITYS
ELEVATED "HIS" VANITY IN MASTER BATH
GARDEN TUB WITH SEPARATE SHOWER IN MASTER BATH

GARAGE FEATURES

PULL DOWN STAIRWAY IN GARAGE
MINIMUM 21' DEEP
ELEC GARAGE DOOR OPENER W/ 2 CONTROLLERS
SPECIFICATIONS SUBJECT TO CHANGE

EXTERIOR FEATURES

30-YEAR ARCHITECTURAL DIMENSIONAL SHINGLES
FIBERGLASS EXTERIOR DOORS W/ JAMB SAVERS
DEADBOLT LOCKS ON ALL EXTERIOR DOORS
PORTER PAINTS EXTERIOR PAINT
TWO-TONE PAINT DESIGN CHOICE: ONE COLOR BODY OF HOME, ONE COLOR TRIM
WHITE ALUMINUM SCREENED LANAI UNDER TRUSS ROOF
IN-GROUND AUTOMATIC SPRINKLER SYSTEM
RAIN DETECTOR FOR SPRINKLER SYSTEM
FULLY SODDED YARD WITH ST. AUGUSTINE GRASS
FULL DECORATIVE LANDSCAPE PACKAGE
CONCRETE DRIVEWAY AND WALKWAYS
3000 PSI MONOLITHIC FOUNDATION
3 HOSE BIBS
TERMITE TREATED FOUNDATION
ALL CONCRETE BLOCK CONSTRUCTION
COUNTY SEWER AND WATER SERVICE
UNDERGROUND SUBDIVISION UTILITIES
BONDED BUILDERS 10-YEAR STRUCTURAL WARRANTY

ENERGY SAVING FEATURES

R-30 CEILING INSULATION
PROGRAMMABLE DIGITAL THERMOSTAT
50 GALLON WATER HEATER
14 SEER AIR CONDITIONER (SIZED TO PLAN)
HEAT PUMP
AIR HANDLER RECESSED IN GARAGE CEILING
A-FOIL SIDE WALL INSULATION
R-11 FRAME WALL INSULATION
ALUMINUM SOFFIT AND FASCIA
LOW-E WINDOWS

ELECTRICAL FEATURES

3 EXTERIOR WEATHER PROOF ELECTRICAL OUTLETS
ARC FAULT/TAMPER PROOF OUTLETS (PER CODE)
PHONE OUTLETS IN 3 PRE-DETERMINED LOCATIONS
CABLE OUTLETS IN 3 PRE-DETERMINED LOCATIONS
SMOKE/CARBON MONOXIDE DETECTORS(PER CODE)
THOMAS LIGHTING FIXTURES PACKAGE
PRE-WIRED FAN OUTLET IN ALL BEDROOMS
PRE-WIRED FAN OUTLET IN FAMILY ROOM & LANAI
SECURITY SYSTEM WITH ONE KEY PAD
200 AMP ELECTRICAL SERVICE

OTHER FEATURES

NO FLOOD INSURANCE REQUIRED
NOT A CDD COMMUNITY
GATED COMMUNITY
PRIVATE POOL, PARK AND CABANA
TYPICAL 70' X 110' LOT (MIN 7100 SF)

MILLER FLORIDA HOMES INC.

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