

La Paloma Features

Interior Features

10' ceilings throughout entire living area
Painted Spanish lace ceiling
"Orange peel" textured interior walls
Sherwin Williams Low VOC paint
6-panel colonist interior pre-hung doors
Colonial trim for doors & baseboards
Lever door handles for interior doors
Coat closet & linen closets per plan
Marble window sills

16" OC Wood studs for interior frame walls

Free-slide vinyl covered ventilated shelving in closets

18" ceramic floor tile in foyer, kitchen, utility, and all bathrooms

Shaw or *Mohawk* carpet with 6 lb padding
Deluxe Master suite with His & Hers walk-in closets per plan
Fiberglass laundry tub in utility room
Washer/Dryer hook-ups and wire ventilated shelf

Kitchen

42" cabinetry with decorative hardware
Granite countertops
Under mount 18 gauge stainless steel sink
Delta pullout combination faucet with spray hose
Pantry closet with ventilated shelving per plan
18" ceramic tile floor

GE appliances below in white or black
2-year warranty on kitchen appliances

Built-in Microwave oven with carousel

Tall tub Dishwasher

Smooth Ceramic cook-top electric Range
Ice maker line for refrigerator
½ horsepower garbage disposal
Recessed Can lighting per plan

Baths

Separate "His" and "Hers" vanities in master bath per plan
"His" vanity is elevated to 34" high
"Hers" 31" with dressing table
Wood cabinetry with decorative hardware
Cultured marble counters with integrated sinks per plan
Garden tub with separate shower in master bath
Delta 8" spread-set faucets in master bath per plan
Delta center set faucet in other baths
China Elongated commodes in all baths

Beveled-edge mirror medicine cabinets per plan

18" Ceramic tile floors in all baths

Decorative ceramic wall tile in all baths

Ceramic tile on shower floors

Ceramic towel bars in showers
Decorative towel bars on walls
Exhaust fan in all baths

3-Car Garage Features

Garage door opener with two controls (double garage only)
Minimum 21' deep (option to extend deeper)

Exterior Features

Pro Architectural shingles (Tile Roof optional)

Deadbolt locks on all exterior doors
Insulated Fiberglass Exterior Doors
Sherwin Williams Loxon primer system exterior paint

Acrylic finish on front porch

Screened-in lanai under truss roof

Fully sodded yard with St. Augustine grass

Decorative landscape package
Concrete block construction
Concrete driveway and walkways (Pavers optional)
Termite treated foundation
2 hose bibs

Storm panels for windows & sliding glass doors

Bonded Builders 10-year structural warranty

3000psi reinforced concrete monolithic foundation
Central location of locked mail boxes / Clean street view

Energy-Saving & Water conserving features

15 SEER air conditioner with heat pump
Programmable digital thermostat
R-30 Ceiling Insulation
R-11 frame wall insulation
A-foil side wall insulation
Radiant barrier roof sheathing
Off ridge roof vents
HP Double pane Low-E insulated white **Vinyl frame** windows
Low-E double pane insulated aluminum sliding glass doors
White vinyl ventilated soffits and aluminum fascia
Water Conserving Low-flow commodes & shower heads
50-gallon quick recovery water heater
In-ground automatic sprinkler system w/ Rain sensor

Electrical Features

3 exterior electric outlets

RG6 cable outlet in every bedroom & great room for TV
CAT5 outlet in every bedroom & great room for phone/data
Security system with 1 key pad & 1 Motion Detector
Decorative lighting fixture package
200-amp electrical service
Smoke/carbon monoxide detectors w/battery back-up
Pre-wire fan outlet in all bedrooms, family room and lanai
Rocker/Decora electrical switches

Other Features

Minimum home site 85' x 125'

NO CDD FEES and NO Builder Fees

NO flood insurance required