

Villa d' Este Features

Interior Features

9'4" ceilings throughout entire living area

Painted Spanish lace ceiling

"Orange peel" textured interior walls

Sherwin Williams Low VOC interior paint

6-panel colonist interior pre-hung doors

Colonial trim for doors & baseboards

Brushed nickel interior door knobs

Coat closet & linen closets per plan

Marble window sills

16" OC wood studs in 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 ventilated shelf

Kitchen

42" cabinetry with **decorative hardware**

Granite countertops

Top-mount stainless steel sink

Delta pullout combination faucet with spray hose

Pantry closet with ventilated shelving per plan

18" ceramic floor tile

GE appliances in white or black

2-year warranty on *GE* appliances

Built-in Microwave with carousel

Tall tub dishwasher

Smooth ceramic cook-top electric Range

Ice maker line for refrigerator

1/2 horsepower garbage disposal

Recessed can lighting per plan

Baths

Separate "His" and "Hers" vanities in master bath per plan

"His" vanity elevated to 34" high

"Hers" 31" with dressing table

Wood cabinetry with decorative hardware

Cultured marble counter tops

Garden tub with separate shower in master bath per plan

Delta single-lever faucet in all baths

China Elongated commodes in all baths

Beveled-edge mirror medicine cabinets per plan

18" ceramic floor tile

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 per plan – option to extend deeper

Exterior Features

Architectural roof shingles

Deadbolt locks on all exterior doors

Insulated Fiberglass exterior doors

Sherwin Williams Loxon primer systems 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 electrical outlets

3 RG6 cable outlets for TV

3 CAT5 outlets 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 for fan in all bedrooms, family room and lanai

Decora/Rocker switches

Other Features

Minimum home site 70' x 102'

NO flood insurance required

NO CDD & NO Builder Fees – saving you thousands

Gated village with swimming pool & cabana