

# *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

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