

INCLUDED FINISHES

Interior Features and Finishes

- **Sherwin Williams paint throughout.** Promar 200 Flat walls and Ceilings with Solo Interior Latex enamel trim.
- **BHP interior door locks** - available in brushed nickel or matte black
- **Matching interior hardware** - hinges, door bumpers & misc.
- **Designer lighting package** – available in brushed nickel or matte black, exterior lights in Black
- **Orange peel** textured drywall with knockdown ceilings
- **Marble** windowsills on every window
- **Moen designer plumbing fixtures** – available in Chrome
- **Matching Moen bath hardware**
- **Daltile Shower walls in the master bath** with Fiberglass pan and a Fiberglass Tub shower unit in the secondary baths. Tile to 7' height
- **2CM Granite countertops** throughout, one color (4" Granite splash at kitchen and all vanities)
- **White China undermount sinks** in all bathrooms – (undermount)
- **Stainless steel kitchen sink** – (undermount)
- **Luxury vinyl plank flooring at all main living areas** including laundry and hallways
- **Daltile ceramic tile flooring** in all bathrooms
- **Carpeting in all bedrooms** with 8-pound pad
- **2-1/4" casing and 3-1/2" tall baseboards** with a painted finish & eased edge
- **Designer interior hollow core doors** 6'-8" tall
- **Ventilated free-slide wire closet shelving**
- **Framed shower enclosure** at the master shower



LEVEL 1

Kitchen & Dining Features

- **Designer cabinetry with soft close doors, dovetail drawers and crown molding** (30" tall upper cabinets standard) - Legacy Debut Series – Select Construction
- **Decorative cabinet hardware**
- **Whirlpool appliances:** Above the range microwave, free-standing smooth top electric range/oven, 5 cycle dishwasher and garbage disposal.
- **Moen Pullout kitchen faucet**
- **Pendant lights over the island or Peninsula countertop**

THE DISTINCTION SERIES

Builder reserves the right to modify or change floor plans, features and pricing without notice. All floor plans and renderings are conceptual in nature and may vary from actual homes. Square footage is approximate and may vary.

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INCLUDED FEATURES & INFORMATION

Structural & Construction Features

- Steel reinforced masonry block exterior (2x6 wood-framed second-floor walls)
- Precast concrete lintels at all exterior wall openings
- Engineered roof and floor trusses with hurricane straps
- Visqueen moisture barrier under all concrete floors and garage
- 12" minimum roof overhangs with 2x6 sub-fascia
- 2x4 and 2x6 interior wall construction with 16" on-center framing
- 9'-4" minimum ceiling heights throughout
- Limited lifetime architectural roof shingles

Energy Efficiency & Insulation

- R-38 blown fiberglass insulation in attic (excludes garage)
- R-7 foil-backed insulation over 1-1/2" furring on all block walls
- Foam sealant package at all wall and ceiling penetrations
- House wrap over all exterior wood-framed walls

Exterior Features

- Stucco cement exterior (Hardie siding products per elevation)
- Alternate exterior elevations available
- Covered entryway
- Covered lanai on all plans
- Decorative stone accents (elevation specific)
- Decorative exterior coach lights
- Decorative window grids on front elevation (elevation specific)
- 8' tall fiberglass front entry door
- Textured exterior-grade drywall ceilings on porch and lanai
- Aluminum continuous vented soffits and fascia
- Energy-efficient vinyl windows with Low-E glass and hurricane panels
- Two exterior water spigots

HVAC, Plumbing & Mechanical Systems

- 15.2 SEER air handler with included heat pump
- Programmable thermostat with WiFi capability
- PEX water piping system to reduce number of fittings
- 50-gallon hot water tank

Garage & Driveway

- Oversized garages for added storage (customizable)
- 7' tall overhead garage doors
- Painted garage interior
- Belt-drive garage door opener with WiFi capability
- 20' wide minimum concrete driveway
- Dedicated outlet in garage for irrigation clock

Safety & Security

- Fully integrated smoke alarm system with carbon monoxide detection
- GFCI electrical circuits in baths, kitchens, garage, and exterior
- Arc-fault circuits as required
- Kwikset deadbolts on all exterior doors
- Front door includes keyless entry

Electrical & Low Voltage

- 200-amp electrical service
- Ceiling fan prewire in all bedrooms and great room
- Minimum of four TV and data ports wired to a centralized low-voltage box

LEVEL 1

The Distinction Series includes a professionally designed selection of finishes as part of the base home. Multiple coordinated color options are included. Any upgrades or selections beyond the included features will be at an additional cost.

This approach is designed to simplify the homebuilding process and create an efficient, enjoyable experience.

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