



SUNRISE HOMES

building a brighter tomorrow

EST. 1983

INCLUDED FEATURES

Lake Toscana

DESIGN FEATURES

- Upgraded 18" ceramic tile flooring in foyer, kitchen, all baths, & utility room
- Spanish lace white finish on all ceilings
- Tray ceilings in Foyer and Master Bedroom
- **Elegant painted 5/4 white baseboard**
- High quality stain-resistant plush carpet in all bedrooms and living areas in a choice of designer-selected colors
- Raised, two-panel, interior passage doors with satin nickel finish Kwikset® lever hardware
- Ventilated closet shelving
- Decorative light fixture allowance for the foyer, dining room, and bathrooms
- Professional interior designer to assist with all color selections
- 8"0" high sliding glass doors (per plan)

KITCHEN FEATURES

- Open kitchens with large, convenient food preparation and eating islands (per plan)
- Premium maple flat panel wood or white cabinets with hidden hinges soft close drawers, and designer handles, throughout house
- Level 1 granite with coordinating 4" splash
- Dual-compartment, stainless steel undermount sink with Moen® faucet in chrome finish
- **42" upper cabinets with crown molding**
- **Whirlpool series stainless appliances including range with self-cleaning oven, dishwasher, & built-in microwave**
- Icemaker water supply line with shut-off valve
- Architecturally specified recessed can lighting
- Garbage disposal 1/3 HP Continuous Feed Garbage Disposal

BATHROOMS

- Large dressing mirrors over sink
- Master bath shower with **Dura Rock** backing and ceramic tile surround with matching 18x18 ceramic tile, framed glass enclosure,
- Elongated toilets
- Convenient secondary bathrooms with Moen® plumbing fixtures, white undermount sinks, and low flush toilets
- Level 1 granite with coordinating 4" splash
- Exhaust fans in all baths

AUTOMATION & SECURITY FEATURES

- **Security system pre-wire**
- Multimedia wiring system, including 6 customer-determined outlets, to include high-speed Category 5 wire and coaxial cable configured for video, telephone, data and networking capabilities.
- Tempered safety glass in sliding glass doors
- Pre-wire for ceiling fans in all bedrooms, great room, and study
- Smoke and carbon monoxide detectors in sleeping areas hard wired for greater protection on exterior doors
- GFI electrical circuits in wet areas and garage

ENERGY EFFICIENCY

- **Energy-efficient 15 SEER A/C unit**
- **Open-cell spray foam insulation for increased energy efficiency**
- R-11 batts in all knee walls and exterior frame walls
- Energy efficient 50-gallon electric hot water heater
- **Double-paned Low-E White Aluminum windows and sliding glass doors**
- 16" roof door overhang

EXTERIOR FEATURES

- 8' 0" high Entry Door
- 3 included coach lights (per plan)
- 30-year Class "A" dimensional fungus resistant shingles
- 3 outside hose bibs
- 3 weatherproof electrical receptacles

- Aluminum soffit and fascia
- Steel garage door with wind load package
- Lanai under main roof (per plan) with a acrylic coating
- Fully Seeded site with Bahia
- Automatic sprinkler system
- Professionally designed, upgraded landscaping package
- Garage door(1) opener with two remotes

GENERAL CONSTRUCTION

- All plans sealed by a structural engineer
- Environmentally friendly Boracare termite treatment
- Pesttubes in wall pest control system
- Steel reinforced foundation for stability
- Control joints in slab to control stress cracks
- Concrete block wall construction for durability per code
- Professionally engineered roof trussing anchored with hurricane steel straps
- Pressure treated lumber at contact with masonry
- CPVC Gold Bond water lines under slab
- 200 AMP electrical service with copper wiring
- Concrete block wall (first floor)
- Wood framing at 16" centers on all frame walls
- 3/4" tongue and groove sub floors (second floor)
- Polycel thermal sealant around all windows and exterior doors to reduce air infiltration
- Drapery support behind drywall at doors and windows

CUSTOMER CARE

- Dedicated team of professionals to serve you
- Frame orientation with your construction manager
- Custom design color consultation (four hours)
- Pre-closing orientation
- 45-day post-closing and eleven-month follow-up and check in for warranty repairs
- 2-10 Homebuyer Warranty transferable upon sale of home for up to 10 years

Features may include optional upgrades and may not be available on all homes. Square footage numbers are approximate and are subject to change without notice. Prices, specifications and availability subject to change without notice. ©2018 Sunrise Homes, Sunrise Homes Inc. CGC # 038600

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