



Lake Toscana STANDARD FEATURES

DESIGN FEATURES

- Upgraded 18" x 18" ceramic tile flooring in foyer, kitchen, all baths, & utility room
- Spanish lace white finish on all ceilings
- **Tray ceiling in Foyer and Master Bedroom** (per plan)
- White 3 1/4" Colonial baseboard throughout
- High quality stain-resistant plush carpet in all bedrooms and living areas
- Raised **six or two-panel** interior passage doors with Kwikset® **lever** hardware
- Ventilated closet shelving
- Decorative light fixture packages for the foyer, dining room, nook, 2 coach lights and all bathrooms (per plan)
- Rocker electrical switches
- 8'0" high entry door and sliding glass doors (per plan)
- Pre-wire and support for ceiling fans in all bedrooms, great room, study and lanai

KITCHEN FEATURES

- Open kitchens with large, convenient food preparation and eating island (per plan)
- Premium Maple flat panel cabinets up to Level 2 stained wood or white cabinets with hidden hinges soft close doors & drawers, and designer handles throughout house (per plan) 42" upper cabinets with **crown molding**
- **Level 1 granite with coordinating 4" granite splash**
- Deep bowl stainless steel undermount sink with Moen® faucet in chrome
- Whirlpool series stainless appliances - 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 each vanity
- Master bath shower with tile surround ceramic and matching 18x18 ceramic floor tile, **chrome framed glass shower enclosure, and free-standing tub or garden tub** (per plan)
- White pedestal sink in all half baths - standard
- All bathrooms with Moen® plumbing fixtures, white undermount sinks, tubs & elongated low flush toilets
- **Level 1 granite with coordinating 4" splash all baths**
- Exhaust fans in all bathrooms

AUTOMATION & SECURITY FEATURES

- Security system Pre-wire and Deadbolts on all exterior doors
- Tempered safety glass in sliding glass doors
- Smoke and carbon monoxide detectors in sleeping areas hard wired for greater protection
- GFI electrical circuits in wet areas, exterior and garage
- **ENERGY EFFICIENCY**
- **Energy-efficient 15 SEER A/C unit with programable thermostat**
- **LED bulbs (excluding Fluorescents in garage/closets/utility room)**
- **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 overhang

EXTERIOR FEATURES

- Architecturally specified exterior color palettes that complement the street scene
- 30-year Class "A" dimensional fungus resistant shingles
- **3 outside hose bibs**
- **3 weatherproof electrical receptacles**
- White Aluminum soffit and fascia
- Steel garage door with wind load package
- Lanai under main roof (per plan)
- Seeded Bahia
- Automatic sprinkler system
- Professionally designed, upgraded landscaping package
- **Hurricane protection for windows and sliding glass doors**
- **Garage door opener with two remotes**

GENERAL CONSTRUCTION

- All plans sealed by a structural engineer
- Environmentally friendly Bora Care termite treatment
- Pest Tubes 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 framed walls
- 3/4" tongue and groove subfloor (second floor)
- Polycel thermal sealant around all windows and exterior doors to reduce air infiltration
- Drapery support behind drywall at doors and windows
- Well and Septic

CUSTOMER CARE

- Experienced dedicated team of professionals to serve you
- Frame orientation and pre-closing orientation with your construction manager
- 45-day post-closing and eleven-month follow-up & check in for warranty repairs
- 2-10 Home Buyer Warranty transferable upon sale of home for up to 10 years
- **Professional interior designer to assist with all color selections (6 hours included)**

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.

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