

Tuscany Woods

A SOUTHERN HOMES COMMUNITY

Premium Quality Features

Quality packed homes at an affordable price

PERMITS INCLUDED

- Building
- Health
- Driveway
- Impact Fees

SITE PREPARATION

- 2 Course block foundation minimum
- *St. Augustine sodded home sites*
- *Irrigation System*
- *Upgraded Landscaping package*

PLUMBING

- Separate shower and tub in master
- *MOEN Under mount stainless steel kitchen sink*
- *Upgraded Kitchen Faucet*
- Convenient MOEN single lever handle – pull out faucet in kitchen, and MOEN Faucets in Bathrooms
- Recessed washer and dryer connection
- STATE 50-gallon quick recovery water heater
- Recessed ice maker line with shut off valve
- 2 Outside hose connections
- KOHLER Elongated toilets
- *Under mount porcelain vanity bowl in each bath – 2 in master bath*
- Tiled walk-in shower in master bath
- *Wall tile in hall bath*
- INSINKERATOR Garbage disposal

ELECTRICAL

- 200 Amp Service
- *5 USB Charging station outlets*
- Light and light switch into all walk in closets
- 3 Outside waterproof duplex receptacles
- Fan pre-wires in all bedrooms, formal living room, great room and lanai
- Exhaust fans in baths when no window present
- GFI receptacles where required
- 2 Phone pre-wires
- 3 TV outlets
- Door chime with lighted button
- Light in attic space
- Recessed lighting in kitchen
- *Coach Light Package*
- *Madison Series Vanity lights in baths*

HEATING AND COOLING

- Energy efficient LENNOX heat pump sized per plan
- Insulated duct work
- Adjustable vents in each room
- Anti-microbial duct board
- Air balancing vents over doorways
- Programmable Thermostat

- R-11 CERTAINTeed in garage “marriage” wall
- R-4.2 FI-FOIL exterior walls
- Ridge or off ridge roof vents
- Continuous ventilated energy efficient soffit
- Foil Backed OSB

INTERIOR FRAMING

- 1” x 2” Pressure treated wood on interior of block walls
- Wood backing for drapery rods on all windows and sliding glass doors
- Pressure treated lumber where wood touches concrete
- Hurricane engineered roof trusses

INTERIOR TRIM

- Designer Colonial door casings
- *5 1/4” Colonial base board trim*
- Arch top Colonial interior doors
- Arch top Colonial bi-fold closet doors
- Decorative KWIKSET nickel lever interior & exterior door hardware
- Easy dry towel bar in each bathroom
- Ventilated shelving in closets and pantry

INTERIOR WALLS AND FINISH

- Walls – Drywall with knockdown finish with 2 coats SHERWIN WILLIAMS paint
- *10’ Ceilings – Drywall with knockdown finish*
- Cement backer boards in bathroom wet areas
- Water resistant drywall lanai ceilings
- *Double Tray Ceiling in Master Suite w. crown molding*

APPLIANCES

- *Stainless Steel FRIGIDAIRE range*
- *Stainless Steel FRIGIDAIRE above range microwave*
- *Stainless Steel FRIGIDAIRE dishwasher*
- *Stainless Steel FRIGIDAIRE refrigerator*

CABINETS & COUNTERTOPS

- *Level 3 MID-CONTINENT wood cabinets in Kitchen with crown molding w. soft close doors.*
- *Level 3 MID-CONTINENT wood cabinets and vanities in baths w. soft close doors.*
- *42” Upper Cabinets*
- 36” Raised vanity in master bathroom
- *Granite Counter tops w. under mount sinks in Kitchen & Bath*
- Hidden hinges on all cabinet doors
- Mirror covered medicine cabinet in bath
- *Raised Range Cabinet in Kitchen*
- *Refrigerator Cabinet in Kitchen*

WINDOWS

- White or bronzed framed GENERAL ALUMINUM windows
- Smooth opening sliding glass doors
- Decorative window grids
- Double Pane Low-E windows with screens
- *6’ x 8’ Sliding Glass Door*

FLOOR COVERINGS

- MOHAWK carpet in a variety of colors
- 6 lb. Rebound carpet padding
- *Luxury Tile in baths, kitchen, entry and wet areas*

STRUCTURAL

- Plans certified by engineer to meet or exceed building code
- Custom steep hip or gable roof
- 8 x 16 Masonry block walls
- Reinforced 4 inch concrete floor slab
- 6 Mil. visqueen vapor barrier under the slab
- Framing treated with BORA CARE termite spray
- All corners and top courses of block are steel reinforced and poured solid with concrete
- 8 x 16 Reinforced concrete sub footer
- Reinforced sheer walls per wind code

EXTERIOR FINISH

- Decorative cementuous finish on all exterior walls
- 2 Coats of exterior, acrylic, fade-resistant SHERWIN WILLIAMS paint with 5-yr warranty
- *Designer elevation choices, per plan*
- *Low maintenance 8” fascia*
- *Covered lanai*
- Raised bands or decorative molding

ROOF

- Minimum 12 inch overhang
- 7/16 Oriented strand board sheathing using hurricane code nailing patterns
- *30-Year Architectural Shingles*
- *6/12 Roof pitch*
- Trusses anchored with hurricane straps and secured to exceed wind code

DRIVEWAY AND WALKWAYS

- *Paver driveway from street to 2-car garage*
- *Paver walkway from drive to covered entry*
- Concrete pads at all exit doors including screen lanais and pool cages, when applicable

GARAGE DOOR

- Steel overhead paneled garage door
- *Garage Door Opener w. 2 Remotes*

SPECIAL FEATURES

- *Secure fiberglass 8’ front door with dead bolt*
- Decorative plant shelves and bridges per plan
- Professionally designed interior and exterior color scheme selections
- 2-10 HOME BUYERS extended warranty
- 2’ Wide attic access in garage
- 1st Pest service free with Massey
- VA and FHA approved builder
- 100% and conventional mortgages where available
- 6 ft. PVC, Almond rear fence, per lot.

Since we are continually striving to improve our homes, we reserve the right to modify plans, specifications, materials and prices without notice. Some features listed here are not available on all floor plans.