



Included Quality Features

Homes up to 2,000 Square Feet
Quality packed homes at an affordable price

PERMITS INCLUDED

- Building
- Health
- Driveway
- Impact Fees (Ask about potential rebates)

SITE PREPARATION

- 2 Course block foundation minimum
- Fully sodded standard home sites
- Landscaping package including tree

PLUMBING

- Separate shower and tub in master, per plan
- Attractive BRIGGS stainless steel kitchen sink
- Convenient BRIGGS single lever handle – pull out faucet in kitchen
- Recessed washer and dryer connection
- STATE 40 or 50-gallon quick recovery water heater (natural gas in Griffin's Green)
- Recessed ice maker line with shut off valve
- 2 Outside hose connections
- Connection to water and sewer if applicable
- BRIGGS Elongated toilets
- Drop in single porcelain vanity bowl in each bath
- Easy clean STERLING fiberglass surround showers and tubs per plan
- Tiled walk-in shower in master bath
- INSINKERATOR Garbage disposal

ELECTRICAL

- 200 Amp Service
- Light and light switch into all walk in closets
- 3 Outside waterproof duplex receptacles
- Switched outlets in all bedrooms
- Fan pre-wires in all bedrooms, formal living room, great room and lanai
- Attractive strip lighting over vanities, per plan
- Exhaust fans in baths when no window present, per plan
- GFI receptacles where required
- 2 Phone pre-wires
- 3 TV outlets
- Door chime with lighted button
- Light in attic space
- Recessed lighting in kitchen
- 2 USB Charging Stations

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

ENERGY EFFICIENT INSULATION

- R-30 CERTAINTTEED overhead in living area
- R-11 CERTAINTTEED in garage "marriage" wall
- R-4.2 FI-FOIL exterior walls
- Ridge or off ridge roof vents, per plan
- 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
- 2 ¼" 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
- Ceilings – Drywall with knockdown finish
- Cement backer boards in bathroom wet areas
- Water resistant drywall lanai ceilings

APPLIANCES

- FRIGIDAIRE range (gas range in Griffin's Green)
- FRIGIDAIRE recirculating range hood
- FRIGIDAIRE dishwasher

CABINETS

- MID-CONTINENT wood cabinets with heat resistant counter top
- MID-CONTINENT wood cabinets and vanities in baths
- 36" Raised vanity in master bathroom
- Hidden hinges on all cabinet doors
- Mirror covered medicine cabinet in bath, per plan

WINDOWS

- White or bronzed framed GENERAL ALUMINUM windows
- Smooth opening sliding glass doors
- Decorative window grids, per plan
- Double Pane Low-E windows with screens
- 5' x 6'8" Sliding Glass Door

FLOOR COVERINGS

- MOHAWK carpet in a variety of colors
- 6 lb. Rebound carpet padding
- ARMSTRONG no-wax resilient flooring in baths, kitchen, entry and wet area

STRUCTURAL

- Plans certified by engineer to meet or exceed building code
- Custom steep hip or gable roof, per plan
- 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 or T1-11 siding on all exterior walls, per plan
- 2 Coats of exterior, acrylic, fade-resistant SHERWIN WILLIAMS paint with 5-yr warranty
- Designer elevation choices, per plan
- Low maintenance dent and chip resistant facia
- 8' x 8' Patio or lanai, per plan

ROOF

- Minimum 12 inch overhang per plan
- 7/16 Oriented strand board sheathing using hurricane code nailing patterns
- 25-Year CERTAINTTEED self-sealing, mildew resistant shingles
- 5/12 or 6/12 Roof pitch, per plan
- Trusses anchored with hurricane straps and secured to exceed wind code

DRIVEWAY AND WALKWAYS

- Concrete driveway from street to 2-car garage
- Concrete 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 pre-wire

SPECIAL FEATURES

- Secure fiberglass 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 Prevention treatment
- VA and FHA approved builder
- 100% and conventional mortgages where available

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.