

# The Luxe Collection

## INCLUDED FEATURES



### General Features

- All architectural plans, engineering and permit fees
- All required surveys, and soil compaction tests performed by engineers
- Generous site development allowance includes clearing, fill and grading. (\$5,000 Allowance)

### Structural Features

- Monolithic foundation 3000 psi concrete w/ fiber mesh
- Steel reinforced footer system with (2) continuous run #5 rebars (Per Plan)
- Steel reinforced concrete block construction
- Precast, pre-stressed concrete lintels, headers and sills
- Engineered truss system for a high wind loads
- Wooden high grade 2x4 and 2x6 interior wall construction
- Hurricane straps, all thread tie down system & clips for high wind loads
- Concrete barrel or flat tile roof over 5/8" roof sheathing w/ tile seal underlayment
- Bora-Care® 1 year renewable termite bond treatment applied
- Open cell spray foam applied to underside of AC/heated roof sheathing
- ¾ thick rigid foam board on all exterior block walls inside perimeter
- Aluminum covered 2x6 fascia and 16" wide overhang soffit
- LOE aluminum single hung double pane screened windows and sliders
- Wood backing installed for future window treatment
- Decorative edge cultural marble window sills in white
- Stylish internal window grids (Per plan)

### Exterior Features

- Maintenance free stucco textured walls with enhanced detailing
- Corbels, crown molding, banding treatment finished w/ cementitious texture
- Sherwin Williams® Loxon primer and masonry coating
- (3) Exterior hose bibs with backflow preventers (per plan)
- Professionally designed landscape package
- Complete irrigation system with rain sensor and digital timer/controller
- 2 3/8" concrete paver driveway, sidewalks, and front entry

### Mechanical Features

- 16 SEER variable speed Trane® High efficiency heat pumps system with freshner exchange unit
- NEST digital thermostat for optimal efficiency
- Dedicated air returns in each bedroom and main living
- Air conditioned supply vents in all walk in closets
- 200-amp electrical services with outlets every 12' throughout interior of house
- LED recessed lighting in kitchen and bathrooms.
- Locations per plan
- Designer electrical fixture package

- Up to (4) Exterior GFI outlets in garage and (4) weatherproof GFCI outside.
- Pre-wire for carriage lights on each side of garage door
- CAT5 Phone outlets in kitchen, all bedrooms, and den.
- RG-6 satellite ready T.V. outlets in family room, bedrooms, den, and patio.
- "Decora" designer light switches and outlets
- All bedrooms, great room, den and patio wired for fans/lights

### Plumbing Features

- CPVC interior water lines
- PVC pipe for sewer and exterior water lines
- A.O. Smith® Hybrid 50 gallon hot water heater
- Water main loop in garage w/ shutoff for future water softener
- Recessed washer and dryer hook-ups in utility room w/ vent to outside and emergency shut off valve.

### Interior Features

- Standard tile in great room, kitchen, nook, baths, laundry room, & foyer with standard set
- Knock down ceiling finish and orange peel textured walls
- Decorative trays ceiling, arches columns and niches (Per Plan)
- Interior walls painted with a Sherwin William quality acrylic latex paint
- 16" x 7" Steel reinforced insulated overhead garage door w/opener
- Garage block interior walls stucco and painted
- Xylene base concrete stain applied to garage flooring
- Storage over garage w/ sub-flooring and 30" pull down attic stair system
- CraftMaster® hollow core interior doors, choice of style
- 5 ¼" 688 base boards w/ 3 ¼" Thin Delta Howe casing around interior doors.
- 5 ¼" crown molding in Main Living area (Per Plan)
- Kwikset® lever style door hardware in choice of finish and style
- Vinyl clad ventilated shelving in closets and pantry
- High grade wall to wall carpeting w/ 6lb padding

### Kitchen Features

- 36" Cabinets with crown molding on top of kitchen cabinets
- Single pots and pans drawer
- Standard cabinetry hardware included on all doors and drawers
- Dovetail drawers w/ soft close feature on both drawers and doors
- Over and under cabinet lighting with light shield
- Single pull out trash bin in base cabinet
- 3cm solid surface granite countertops with choice of edges
- Tile backsplash in subway pattern
- Recessed water line to refrigerator for icemaker
- Stainless Steel under mount sink w/ ½ h.p garbage disposal
- Delta® pull out faucet for kitchen sink w/ soap dispenser in choice of finish
- Stainless Steel appliance package includes refrigerator, glass top self-cleaning stove, dishwasher and built in microwave

### **Bathroom Features**

- 36" base cabinets with soft close drawers
- Standard cabinetry hardware included on all doors and drawers
- Delta® plumbing fixture in choice of finish in all baths
- Delta® wide spread lav faucets in all baths in choice of finish
- 3 cm solid surface tops with porcelain under mount sinks
- Panasonic® quiete exhaust fan to outside in all bathrooms and water closets
- Low water usage shower heads & comfort height elongated toilets
- Steel tub with tile walls to ceiling in guest bath(s)
- Framed shower enclosure in master bath in choice of finish
- Designer free-standing tub in master bath (Per Plan)
- Tile shower walls up to ceiling and tub skirt in master bathroom
- 1/4 inch beveled edge 42" high mirrors over all bathroom vanities

### **Protective Features**

- Hardwired security system with motion sensor and two keypads
- Smoke & CO detectors w/ battery back-up in and out of all bedrooms
- 8' Lockable double pane LOE sliding glass doors
- Kwikset decorative entry door handle set in choice of finish
- All exterior doors to have deadbolt and keyed the same
- Plastpro® 8' Fiberglass entry and French door w/ LOE glass inserts
- Two front door chimes with lighted doorbell button
- One year builders warranty program
- One year renewable termite bond thru treatment provider
- Ten year third party structural warranty provide by Centricity

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## COMMUNITY SPECIFIC SPECIFICATIONS



### **Grand Haven**

- ARB Review Fee
- Enhanced window and door banding treatment
- Wind borne debris protection of all glass windows and doors
- Concrete sidewalks repair and/or replacement
- Premium designer landscape package

### **Palm Coast Plantation**

- ARB Review Fee
- Enhanced window and door banding treatment
- Wind borne debris protection of all glass windows and doors
- Concrete sidewalks repair and/or replacement
- Premium designer landscape package

### **Conservatory at Hammock Beach**

- ARB Review Fee
- Enhanced window and door banding treatment
- Window grids on all elevations expect slider
- Whole house gutters w/ underground drainage pop up emitters
- 16" cementitious soffit ILO vinyl
- Premium designer landscape package

### **Tidelands**

- ARB Review Fee
- Enhanced window and door banding treatment
- Concrete sidewalks repair and/or replacement
- Premium designer landscape package

### **Hammock Beach, Ocean Hammock, Yacht Harbor Village**

- ARB Review Fee
- Enhanced window and door banding treatment
- Wind borne debris protection of all glass windows and doors
- Premium designer landscape package

### **Marina Del Palma**

- ARB Review Fee
- Enhanced window and door banding treatment
- Premium designer landscape package
- Wind borne debris protection of all glass windows and doors



**SALTWATER HOMES**

*Custom Home Builder*

