

# The Luxe Collection

## INCLUDED FEATURES



### General Features

- All architectural plans, engineering and permit fees
- All required surveys, and soil compaction tests performed by engineers
- 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
- 3/4" thick rigid foam board on all exterior block walls inside perimeter
- Aluminum covered 2x6 fascia and 16" wide overhang soffit
- Energy efficient low-emissivity IMPACT windows & 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 cementitious textured walls with enhanced detailing
- Corbels, crown molding, banding treatment finished w/cementitious texture
- Tongue & Groove stained rear lanai ceiling
- Sherwin Williams® primer and FlexLox masonry coating
- (4) Exterior hose bibs with backflow preventers (per plan)
- Generous Landscape Allowance
- Complete irrigation system with rain sensor and digital timer/controller
- 2 3/8" concrete paver driveway, sidewalks, and front entry
- Whole home seamless aluminum gutters w/underground drainage

### Mechanical Features

- 16 SEER variable speed Trane® High efficiency heat pumps system with fresh air exchange unit & insulated sealed duct system
- SMART digital thermostat for optimal efficiency
- Dedicated air returns in each bedroom and main living
- Air conditioned supply vents in all walk in closets
- Min. 200-amp electrical services with outlets every 12' throughout interior of house

- LED recessed lighting in Great Room, Kitchen, Bathrooms, Halls & Closets. Locations per plan
- Generous electrical fixture allowance
- 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 Data line install per plan
- Smart TV ready outlets located in Great Room, Lanai, Study/Den & Bedrooms
- "Decora" designer light switches and outlets
- All bedrooms, great room, den and patio wired for fans/lights
- Electric pre-wire on rear lanai for future summer kitchen

### 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
- Recirculating hot water system
- Plumbing stub-out on rear lanai for future summer kitchen

### Interior Features

- Choice of Plank Tile, LVP, or Engineered Wood Flooring Thru-out
- 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 Duration paint
- 8' Tall 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 (if applicable)
- CraftMaster® hollow core interior doors, choice of style
- 5 1/4" 688 or Flat Stock base boards w/ 3 1/4" Thin Delta Howe or Flat Stock casing around interior doors
- 5 1/4" crown molding in Main Living area (Per Plan)
- Kwikset® lever style door hardware in choice of finish and style

### Kitchen Features

- 36" Cabinets with crown molding on top of kitchen cabinets
- Full Overlay with Plywood Construction
- 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 quartz countertops with choice of edges
- Tile backsplash in pattern of choice
- Recessed water line to refrigerator for icemaker
- Single bowl undermount S.S sink with 1/2 h.p garbage disposal
- Delta® pull out faucet for kitchen sink w/ soap dispenser in choice of finish
- Generous Stainless Steel appliance allowance

## Bathroom Features

- 36" base cabinets with soft close drawers, full overlay & plywood box construction
- Standard cabinetry hardware included on all doors and drawers
- Delta® plumbing fixture in choice of finish in all baths
- 3cm Quartz tops with porcelain rectangular under mount sinks
- Panasonic® quiet exhaust fan to outside in all bathrooms and water closets
- Low water usage shower heads & comfort height elongated toilets
- Frame-Less shower enclosures
- Free-Standing tub in master bath (Per Plan)
- Choice of bath floor & wall tile
- Tile shower walls up to ceiling in all bathrooms w/Schluter trim
- 42" high mirrors over all bathroom vanities
- Built-in shampoo niches in all showers
- Coordinating towel bars & paper holders

## 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 IMPACT® sliding glass doors
- Kwikset decorative entry door handle set in choice of finish
- Interior door hardware w/Microban Antimicrobial protection
- All exterior doors to have deadbolt and keyed the same
- Plastpro® 8' Fiberglass entry and French door w/ IMPACT glass inserts
- Two front door chimes with lighted doorbell button
- One year builders warranty program
- One year renewable termite bond thru treatment provider
- One year asset protection during construction
- Industry Leading Ten Year third party structural warranty

Updated 9/1/24



\*Note all floorplans, specifications, dimensions, and brand names are subject to change without notice or obligations. 2020

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