

# Standard Home Features

## Gourmet Kitchens

- Granite countertops with 4" granite backsplashes
- 36" Maple recessed panel wood cabinets
- Included cabinet features: crown molding, light rail, sponge pullout, extra pot drawers, and garbage pullout (see cabinet plan)
- Designer oversized stainless steel sink with ½ hp disposal unit
- Stainless steel pull-out faucet
- Built-in vented to exterior stainless steel microwave
- Stainless steel dishwasher
- Lighting includes three recessed cans
- Ice maker water line installed
- 12"x12" ceramic tile flooring

## Luxurious Owner's Suite

### Bathroom

- 18"x18" travertine marble tile floor, shower and tub surround
- Oversized garden tub
- Granite his and her vanity countertops with dual sinks
- Maple recessed panel wood cabinets with drawers
- Her vanity includes knee space and make-up counter
- Styled 4" spread brushed nickel faucets and shower head
- Frameless 42" mirrors above vanity areas
- Glass shower door and enclosure
- Elongated water saving commode
- Lighting includes decorative vanity lights and recessed can

### Bedroom

- Designer carpet in Owner's Bedroom and large walk-in closet(s)
- 11' tray ceiling in select floorplans

## Custom Interior

- 13' front porch and foyer, and 10' walls throughout home
- Double tray ceiling in great room extending to 12'
- 12"x12" ceramic tile in foyer and laundry room
- Designer carpet in great room, dining room and hallways
- Painted premium two panel arch top interior doors
- Lever door handles throughout home
- Premium 2 ¼" casing around all doors
- Premium 5 ¼" base throughout home
- Decorative wood window sills with 2 ¼" casing
- Knockdown textured walls and ceilings with rounded corners in foyer, great room, dining room and kitchen
- Lighting includes six recessed cans in great room and on entry porch
- Decora switches throughout home
- Ventilated vinyl-clad shelving in all closets and laundry room

## Secondary Baths

- White ceramic tile on shower walls
- White cultured marble countertops
- Andover white thermo foil cabinet with drawers
- Styled 4" spread brushed nickel faucet and shower head
- Frameless 42" mirror over vanity area
- Lighting includes decorative vanity lights and a recessed can over shower
- 12"x12" ceramic tile flooring
- Pedestal sink in half bath in select floorplans
- Elongated water saving commode

## Secondary Bedrooms

- Designer carpet

## Advanced Electronics

- Digital TV ready with RG6 quad shielded TV outlets in bedrooms and great room
- Internet or telephone ready with cat5e Ethernet outlets in bedrooms and great room
- Structured wire box for wireless and high speed internet access

## Energy Efficiency Innovations

- Tank-less energy efficient natural gas water heater
- Energy efficient vinyl Low-E insulated windows
- Energy saving fiberglass insulated doors
- Energy Star 15 SEER variable speed air conditioner/ heat pump
- Programmable digital thermostat
- R-30 blown attic insulation
- Attic area includes Radiant Barrier insulation
- R-13 blown wall insulation
- Air infiltration sealant applied around all windows, door openings, and all electrical and plumbing penetrations
- All homes built to the U.S. Department of Energy's Building America program and Energy Star certifications
- All homes are independently tested and certified



## Exterior Highlights

- Stucco exterior wall with accent molding
- Fiberglass 8' double front door with one decorative handleset
- Two car garage door
- Professionally designed landscaping with St. Augustine sod
- Maintenance free aluminum soffits
- Multi-color 30 year architectural shingles and painted roof vents
- Two decorative coach lights
- Three exterior all weather electrical outlets
- Two hose bibs around home

## Quality Construction

- Dual reinforced concrete slabs with vapor barrier
- Termite prevention system
- Cement board protection behind shower wall tile
- Attic access
- Professionally engineered roof trusses with hurricane tie downs
- Skobel Development Home Protection Plan Warranty

## Community Highlights

- Prestigious southwest location
- Cabana, pool and green areas with sidewalks and lights
- Public schools include Wiles Elementary, Kanapaha Middle, and Gainesville High
- Close to Publix, shopping, I-75, UF, Shands, Oaks Mall, and Haile Market Square
- Near new park and future YMCA facility
- \$75 per quarter HOA fee

