



# PLATINUM FEATURES

## Interior Features

- Stainmaster carpet with 6 lb. rebond padding
- Choice of wood or ceramic tile flooring throughout foyer, gallery, kitchen, nook, powder/pool bath, and laundry room
- \$3,000 light fixtures allowance in focal areas (Foyer, Dining, Nook & Entry Coach Lamp)
- Textured ceiling with double knockdown
- Smoke detectors at all bedrooms
- Double pane insulated tilt-out windows with limited 10-year manufacturer's glass warranty
- Select Sherwin-Williams interior paint color with oyster white accent trim color
- Wood ventilated shelving in all closets
- 8 telephone outlets (cat 5 for computer use)
- 8 cable outlets (rg-6)
- Full security system throughout home
- Ceiling fan prewires in all bedrooms, bonus room and family room, fan prewire on rear covered porch area
- Installation of all buyer supplied fans at prewired areas
- 42" gas fireplace with wood surround mantel and tile finish
- Raised Panel Interior doors
- Lever handle hardware on all interior doors
- 5 1/4" high baseboards on first floor in all rooms except closets and laundry
- 3" casing around all doors in main living areas (Foyer, Living, Dining, Nook & Family Rooms) and Master Bedroom
- 2-Step crown molding in main living areas (Foyer, Living, Dining, Nook & Family Rooms)
- 1-Step crown molding in master bedroom and study/den/library on first floor
- Chair rail and wainscoting trim panels in dining room
- 8' high doors on first floor where allowed
- All arched openings finished with rounded corner bead
- Decorative Oak Handrail with wrought iron ballisters in stair well area
- Central vacuum system

## Fully Equipped Kitchens

- Kraft Maid cabinets with choice of raised panel white, maple, or oak doors
- 42" upper cabinets with crown molding above
- Choice of granite or white corian solid surface counter tops with tile backsplash
- Gourmet Stainless Steel under mount double bowl sink
- Delta faucet with pull out spray head in stainless finish
- Profile built-in double oven
- Profile built-in microwave oven
- Gas cook top with downdraft vent system
- Built-in pot scrubber dishwasher with 3 level washing
- 1/2 horse power disposal
- Profile built-in style refrigerator with icemaker
- Recessed lighting with dimmer switch

## Spacious Custom Baths

- Acrylic jetted garden tub with tile deck in master bathroom
- White cast iron tubs in hall baths
- Delta dual level faucets in stainless or aged pewter finish
- Elongated toilets
- Beveled mirror medicine cabinets
- Full height vanity mirrors with bevel strips
- Cultured marble counter tops with integral bowl
- Ceramic tile flooring
- Recessed lighting

## Energy Saving Features

- Sill seal is used around the exterior perimeter of the slab to protect from the elements

- Felt backed lathe creates a protective moisture barrier under the stucco finish
- R-11 & R-19 wall insulation per plan
- R-30 ceiling insulation - batted and blown
- 13.00 SEER high efficiency air-to-air heat pump
- 300 amp electrical service
- Ventilated vinyl soffit
- Roof ventilation via off ridge vents
- Quick recovery 75-gallon gas water heater

## Structural Features

- 1/2" high density drywall on ceilings
- Five course high stem wall slab with 2 #5 rebar (as required)
- Corrosive-resistant CPVC plumbing lines under the slab as required by building codes
- Quality frame construction, 16" o.c. exterior, 16" o.c. interior
- Structurally superior oriented strand board wall sheathing
- Hurricane clips and metal straps for wind resistance
- All homes are approved by a structural engineer for code compliance
- Concrete stem wall foundation
- Pest ban tubes in walls for insect control
- Professionally engineered steel tie-down rods for added strength and hurricane wind resistance

## Warranty Features

- One-year Builder's warranty by NewHome
- 10-year Structural warranty by Home Buyers VI Warranty VI
- Termite replacement Bond with \$350,000 repair coverage per incident
- SkyeTec inspection prior to closing and at 11 months after closing

## Additional Features

- Electrical conduit stub out for future pool
- Laundry Tub
- Full water softener loop
- Butler's Pantry per plan
- Disappearing attic stairs with attic light for ample storage over garage area (without bonus room above)
- Color selection appointment with professional designer

## Exterior Features

- \$1500 front door allowance
- Bright brass Titan door hardware with limited manufacturers lifetime warranty
- Sand finish stucco exterior or hardie lap 7 1/4"
- Attractively landscaped home site
- Automatic sprinkler system with rain sensor shutoff
- Weatherproof outlet on front and rear of home
- 40-year warranty weathered wood or black fiberglass architectural roof shingles
- Maintenance free vinyl soffit and aluminum fascia
- Beadboard style vinyl ceiling in covered porch areas
- Exterior floodlight prewires on four corners of home
- Gas grill stub out on rear covered porch
- Electric garage door opener on each overhead door
- Brick pavers on all covered porches

## Buyers Inspection

- Seven days prior to closing
- Final day of closing
- At framing

\* Seller reserves the right to substitute materials of equal or better value. Features subject to change without notice.