

Specifications

1. THE COMMON PROPERTY

Clubhouse with restrooms
Swimming pool and spa on timer
Tennis Court
Streets and clubhouse parking -asphalt
Common area landscaping to include tropical shrubbery, flowering trees and grass areas
Grand entrance with columns, wall with lighted fountains
Underground utilities
Elegant street lights

2. THE HOMES

EXTERIOR FEATURES

Palladium style windows as per plan
Feature lighting on exterior porch and security/post lighting
Cathedral ceiling roof pitch as per plan
Concrete driveway
Exterior trim on walls, doors and windows as per plan (keystone by request)
Guttering and downspouts as per plan

ROOF - 30 year architectural shingle roof with bubble insulation in ceiling, 5/8" ply, 30 lb felt. Professionally engineered roof system with hurricane anchors as per code.

STRUCTURE - Exterior concrete masonry walls with poured concrete and steel reinforcement. Slabs 4 to 6 inches thick concrete with steel reinforcement. Acrocrete exterior finish with colour selected by Purchaser.

DOORS AND WINDOWS - Exterior single entry doors of fiberglass at front entrance and off garage as per plan. Schlage entry door locks. French doors to outdoor patio area with security locks. PGT brand windows double glazed, single hung, in white finish aluminum complete with screens.

INTERIOR FEATURES

CEILINGS AND WALLS

Ceiling and walls to be finished with smooth finish
Interior framing with sheetrock
Complete interior professional paint in colours selected by Purchaser (max of 2 colors)

FLOORS

Porcelain tiles in foyer, dining, living, kitchen, utility room, bathrooms
Bedrooms - choice of high grade neutral coloured "Beber style" carpet
Garage - stained

INTERIOR DOORS

Interior bi-fold paneled doors to closets and 6-paneled interior doors.

APPLIANCES - *Whirlpool*: 25 cubic ft. side-by-side refrigerator with ice and water in door; electric ceramic top self-cleaning vented range, mircohood mircowave, dishwasher, full capacity washer and vented dryer.

Kitchenaide garberator 1/2 hp.

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Specifications con't

INTERIOR FEATURES con't

CLOSETS- closet organizer poly coated white racks

CABINETRY and COUNTERTOPS

Custom designed hardwood raised panel cabinets with micro laminate finish and wood interior framing
available in a variety of colours

Hidden hinges on all cabinet doors

Baths - "Corian-Style" vanity tops with ceramic undermount vanity bowls

Kitchen - "Corian-Style" countertops with double sink bowl in white or stainless steel.

ELECTRICAL

Quality light fixtures throughout

Minimum 200 amp service with main switch at Breaker Box

GFI outlets in all wet areas

Recessed 4-inch light fixtures throughout

2 weather-proof exterior outlets

Front door chime

Exhaust fans in all bathrooms

PLUMBING

40 gal. Hot water tank

Non-corrosive PVC water lines under slab

copper water line for dishwasher

flexi-hose for water line on icemaker

2 outside garden hose outlets

5 or 6 ft garden spa tub in master bathroom as per plan

separate tiled shower stall with clear glass door as per plan

Delta brand faucets throughout

AIRCONDITIONING

Two-zone air conditioning

Easy-to-change filter system

supply vent in walk-in closets

Minimum of three returns as per plan

High efficiency system, Seer 12

COMMUNITY ITEMS

Lot filled to a minimum of 4 ft above sea level

Deep well drains throughout development for efficient drainage

All Survey and Planning approval fees included

6 month warranty on all fixtures and finishings, 1 year on structure

City water service

ADDITIONAL FEATURES

Full mirrors over bathroom vanities

Bathroom towel racks

Hunter Ceiling fans in kitchen, living area and bedrooms.

Walk-in closet in master bedrooms as per plan

Laundry room with exterior ducted dryer

Smoke detectors with battery back-up, piped for T. V. and telephone outlets as per plan

Automatic garage door opener with coach light

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ADD-ON OPTIONS/UPGRADES - Pricing on request based on floor plan and lot size

Suggestions:

- private residence pool
- built-in hot tub on lanai
- crown molding
- garden irrigation system
- patio or porch screening
- garage floor tiles
- appliance package upgrade
- flooring
- plumbing fixtures
- cabinetry
- closet built-ins
- security system
- marble window seals

NOTE: The developer reserves the right to substitute alternatives of equal quality where necessary due to factory availability, delivery scheduling or general aesthetics.

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