



## **Waterset Artisan Included Features**

### **WATERSET ARTISAN SERIES COMMUNITY SPECIFIC**

Natural Gas piping to Range, Water Heater, and Dryer locations.  
Electrical Heat Pump  
Community Mail Kiosk

### **DELUXE KITCHEN**

2cm quartz countertops  
Spacious Island workspace (per plan)  
Island seating area (per plan)  
Minimum 17" X 17" ceramic tile flooring in Kitchen  
Designer recessed panel cabinets, with hidden hinges and hardware and 42" upper cabinets  
Cabinet Crown Molding on upper cabinets  
20-gauge drop-in stainless steel sink  
Moen "Integra Spot Resistant" stainless pullout spray faucet  
GE self-cleaning stainless steel range  
GE vented stainless steel microwave  
GE high-efficiency Energy Star stainless steel dishwasher  
Icemaker/water connection for refrigerator  
1/2 hp garbage disposal  
Over-sized, walk-in pantry with 5 rows of shelving (per plan)  
Attractive recessed can lighting with LED bulbs

### **OWNER'S RETREAT & MASTER BATH**

Spacious walk-in closets  
Minimum 17" X 17" ceramic tile in master bath  
2cm quartz countertops  
Oversized mirrors with vanity lighting  
Sterling by Kohler top mounted china sinks  
Moen "Eva" faucets in brushed nickel finish  
Sterling by Kohler elongated commode in private water closet  
Kohler garden tub (per plan)  
Separate enclosed shower with brushed nickel frame  
Tiled shower floor and wall surround  
Designer recessed panel cabinets with hardware  
Cabinet Crown Molding on upper cabinets (per plan)  
Spacious linen closets (per plan)

### **SECONDARY BATHS**

Designer recessed panel cabinets with hardware  
Cabinet Crown Molding on upper cabinets (per plan)  
2cm quartz countertops  
Moen "Eva" faucets in brushed nickel finish  
Sterling by Kohler top mounted china sinks  
Sterling by Kohler elongated commode  
Sterling by Kohler "Vikrell®" tub with Moen "Eva" fixtures in brushed nickel finish (per plan)  
Tiled wall surround over tub

### **ENERGY SAVING FEATURES**

High efficiency air conditioning system with SEER 2 ratings that exceeds current building codes  
Energy efficient range and heating system  
Low-E, insulated and double-paned vinyl windows  
Honeywell T10 Pro Smart Thermostat  
LED Bulbs (excl. fluorescents in garage/closets/utility areas/pantry)  
R-9 foam filled block  
R-13 insulation in exterior framed walls  
R-38 batt/blown ceiling insulation over conditioned space  
AC ductwork hard-sealed with mastic  
Energy efficient water heater  
Air infiltration barrier between framing and drywall

Third party insulation and HVAC inspection  
Certified Energy Star 3.2 rated home

**INTERIOR FEATURES & FINISHES**

Cabinet Crown Molding on all upper cabinets  
Oversized, Decorative 5 1/4" colonial baseboards  
2 1/4" decorative door casing

Minimum 17" X 17" ceramic tile flooring in Foyer, Kitchen, Breakfast Area, Master Bath, Secondary Baths and Laundry Room (per plan)

Lever door hardware in brushed nickel  
Six panel Colonist doors

Spacious linen closets (per plan)

Maintenance-free, ventilated shelving throughout

Security system pre-wire (power devices only; system will vary by community)

Smoke and carbon monoxide detectors wired to electrical system with battery back-up

Two dual cable/media outlets

Ceiling fan pre-wire, blocked and switched in Grand Room/Den/Study, and all Bedrooms

Decora lighting switches

25 oz. level I carpet in custom colors over 5lbs foam pad

**EXTERIOR FEATURES & FINISHES**

Attractive and architecturally authentic elevations

Elegant Coach Light/Lights, per plan

Handsome exterior front door hardware

Insulated fiberglass 8' front door (per plan)

Brick paver driveways (in select communities)

Brick paver lead walk and/or entry way (in select communities)

Architectural dimensional 30 year shingles and/or Tile Roof(per plan in select communities)

Sherwin-Williams high quality acrylic exterior paint

Raised panel reinforced decorative garage doors

Automatic garage door opener with two remotes (for double garage doors only)

8' tall vinyl sliding glass doors (per plan)

Professionally designed landscape packages

Water-conserving irrigation systems

Weather resistant acrylic deck on front porch and rear lanai(per plan in select communities)

Spacious Covered Lanai (per plan)

2 Hose Bibbs

**CONSTRUCTION & CUSTOMER CARE**

Ten-year Homebuyers Protection Warranty. Transferable upon sale of your home for 10 years

One-year non-transferable performance guarantee (subject to normal wear and tear)

Eight scheduled meetings with your WestBay Construction Manager to observe and learn how your new home is "Created for you!"

*Created for You!* Customer Service Program

First floor concrete block construction with poured concrete cells and reinforced steel

Low maintenance soffit and fascia

Engineered hurricane structural hardware (per community)

200 amp electrical service (minimum)

BoraCare Termite treatment

Taexx built-in "tubes in the wall" pest control

\*Artist's conceptual rendering. Actual construction may vary in color, features and dimensions. Availability, specifications, and pricing are subject to change without notice. All plans require developer approval and may be modified in order to comply with these developer requirements. Please speak with a Homes by WestBay sales consultant for current information and about options where available. © 2025 Homes by West Bay LLC, CRC #057247. All rights reserved. Not an offer to purchase where prohibited by law. Broker Participation Welcome. 082614CN7WS6  
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- Terms 2/7/25



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