

Villas at Waterset | Included Features

Ellenwood-Kendrick Features

Recognized Quality Brand Names

- Moen® Plumbing Fixtures
- Whirlpool® Quality Appliances
- Sherwin Williams® Paint
- M/I® Windows
- Shaw® Carpeting
- Schlage® Exterior Door Hardware
- ThermaTru® Exterior Doors
- Dexter by Schlage® Interior Door Hardware
- Sentricon® Termite Prevention System
- Taexx® Built-In Pest Control System

Luxurious Custom Interior

- 9'4" Ceilings
- Seagull Lighting® Package
- Knockdown Textured Ceilings and Orange Peel Walls
- Dexter by Schlage® Chrome Lever-Style Door Handles
- 17" Ceramic Floor Tile in Foyer, Kitchen, Baths and Laundry Room
- Pre-Wired for Ceiling Fans (per plan)
- Smart Home Pre-Wired with 30" Wiring Enclosure Panel, Two CAT 6 Locations and Predetermined Wireless Access Points for Heat-Mapped Optimal WiFi Coverage
- Enhanced Smart Home Package

Kitchen Features

- 1.6 CM Blanco Matrix Quartz Countertops
- 36" Recessed Panel Birch Cabinets with Crown Molding
- Whirlpool® Energy Star Freestanding Gas Range – Stainless Steel
- Whirlpool® Energy Star Microwave – Stainless Steel
- Whirlpool® Energy Star Multi-Cycle Dishwasher – Stainless Steel
- Recessed LED Lighting
- 1/2 HP Food Disposal Unit
- Pantry (per plan)
- Moen® Chrome Faucet
- Pre-Plumbed Icemaker Waterline
- Stainless Steel 50/50 Undermount Sink

Luxurious Owner's Suites and Baths

- Moen® Chrome Faucets
- Comfort Height Birch Cabinets in Both Bathrooms
- Vikrell Tub/Shower Unit in Secondary Bath
- Chrome Rim Shower Door (per plan)
- Elongated Water Saving Commodes
- 1.6 CM Blanco Matrix Quartz Countertops
- Vikrell Shower in Owner's Shower
- Dual Sinks in Owner's Bathroom

Energy Efficient Features

- Energy Efficient Air Conditioning and Furnace (15 SEER)
- R-30 Ceiling Insulation
- Air Infiltration Sealant Applied Around All Exterior Openings
- 40-Gallon Gas Water Heater
- Off Ridge Vent and Flow-Thru Soffit Systems for Effective Attic Ventilation
- Honeywell® Programmable Thermostat
- Low-E Dual Pane Vinyl Windows

Exterior Highlights

- Professionally Designed Landscaping Package
- Side-House Gutters
- Irrigation System with St. Augustine Sod
- Designer Fiberglass Front Doors with Chrome Finish Hardware
- Steel Raised Panel Garage Door with Automatic Opener and 2 Remotes
- Exterior All-Weather Electrical Outlets
- Exterior Hose Bibs
- Coach Light(s) per plan
- Covered Lanai
- Sentricon® Termite Colony Elimination System on the Perimeter of Home
- Taexx® Built-In Pest Control Defense

Quality Construction Specifications

- PEX Uponor Plumbing
- Underground Utilities
- Concrete Block Construction
- Reinforced Concrete Slabs with Vapor Barrier
- Professionally Engineered Roof Trusses with Hurricane Tie Downs for Wind Protection
- Full-Wrap Cementitious Textured Exterior Finish with Decorative Architectural Features
- Fungus Resistant Architectural Fiberglass Shingle Roof with 30-Year Warranty

Every Service Under One Roof

- **Pulte Mortgage Company**, a Pulte Home Corporation Wholly Owned Subsidiary, Provides One-Stop Shopping Convenience with a Complete Array of Financing Programs
- **Warranty** - An Insured 10-Year Pulte Protection Plan
- **Title** - Our Partners at PGP Title Work Closely with Pulte Mortgage to Ensure your Closing is a Seamless Transaction.
- Access to Customized Owner's Entry Web Portal Featuring Tips for Taking Care of your New Home and Exclusive Partner Discounts

WATERSET®
by
Newland COMMUNITIES

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Serenity-Cressida Features

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- Whirlpool® Quality Appliances
- Sherwin Williams® Paint
- M/I® Windows
- Shaw® Carpeting
- Schlage® Exterior Door Hardware
- ThermaTru® Exterior Doors
- Dexter by Schlage® Interior Door Hardware
- Sentricon® Termite Prevention System with Borate Treatment
- Taexx® Built-In Pest Control System

Luxurious Custom Interior

- 9'4" Ceilings
- Seagull Lighting® Package
- Knockdown Textured Ceilings and Orange Peel Walls
- Dexter by Schlage® Chrome Lever-Style Door Handles
- 17" Ceramic Floor Tile in Foyer, Kitchen, Baths and Laundry Room
- Pre-Wired for Ceiling Fans (per plan)
- Smart Home Pre-Wired with 30" Wiring Enclosure Panel, Two CAT 6 Locations and Predetermined Wireless Access Points for Heat-Mapped Optimal WiFi Coverage

Kitchen Features

- 3cm Granite or 2cm Blanco City Quartz Countertops
- 36" Recessed Panel Birch Cabinets with Crown Molding
- Whirlpool® Energy Star Freestanding Gas Range – Black
- Environments for Living® Gold Standard Range Hood Vented to Exterior
- Whirlpool® Energy Star Microwave – Black
- Whirlpool® Energy Star Multi-Cycle Dishwasher – Black
- Recessed LED Lighting
- 1/2 HP Food Disposal Unit
- Pantry (per plan)
- Moen® Chrome Faucet
- Pre-Plumbed Ice Maker Waterline
- Stainless Steel 50/50 Undermount Sink

Luxurious Owner's Suites and Baths

- Moen® Chrome Faucets
- Comfort Height Birch Cabinets in Both Bathrooms
- Tub in Secondary Bath with Tile Walls (per plan)
- Chrome Rim Shower Door (per plan)
- Elongated Water Saving Commodes
- Solid Surface Countertops
- Tile Walls in Owner's Shower
- Dual Sinks in Owner's Bathroom

Energy Efficient Features

- Energy Efficient Air Conditioning and Furnace (15 SEER) with Environments for Living® Gold Standard Fresh Air Venting
- R-30 Ceiling Insulation
- Air Infiltration Sealant Applied Around All Exterior Openings
- 50-Gallon Gas Water Heater
- Environments for Living® Energy Package and Certification
- Off Ridge Vent and Flow-Thru Soffit Systems for Effective Attic Ventilation
- Honeywell® Programmable Thermostat
- Low-E Dual Pane Vinyl Windows
- Radiant Barrier Roof Sheathing

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- Professionally Designed Landscaping Package
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- Irrigation System with St. Augustine Sod
- Designer Fiberglass Front Doors with Chrome Finish Hardware
- Steel Raised Panel Garage Door with Automatic Opener and 2 Remotes
- Exterior All-Weather Electrical Outlets
- Exterior Hose Bibs
- Coach Light(s) per plan
- Covered Lanai
- Above-Slab Borate Treatment with Sentricon® Termite Colony Elimination System on the Perimeter of Home
- Taexx® Built-In Pest Control Defense

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- PEX Uponor Plumbing
- Underground Utilities
- Concrete Block Construction
- Reinforced Concrete Slabs with Vapor Barrier
- Professionally Engineered Roof Trusses with Hurricane Tie Downs for Wind Protection
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