

# Distinction by design.

## Sterling Series Specifications

Cardel's building standards include features carefully chosen for their craftsman quality, functionality and enduring appeal. Each feature has been individually selected to enhance the value of your new home.

### STERLING SERIES EXCLUSIVE FEATURES

- Endless combinations of exterior color design choices carefully planned for the community
- Landscaping packages designed to enhance your homes architecture
- 3cm granite countertops in kitchen and baths
- Elegant 42" Level 3 maple cabinetry with 2 1/4" crown molding and brushed nickel hardware in kitchen
- Level 3 maple cabinetry available in many stains for all baths
- Whirlpool 30" stainless-steel gas range
- Whirlpool stainless-steel dishwasher
- Whirlpool stainless-steel microwave installed over stove
- Undermount sink and pull-out faucet in kitchen
- Level 2 floor tile in all wet areas
- All closets have swing doors
- LED lighting in hallways and closets per plan
- Marble window sills
- 200 amp electrical service
- Crack suppressant coating applied under all floor tile
- Termite treatment on interior walls
- Radiant barrier
- Foam insulation at block walls to all living areas



**BUILDING STANDARDS**  
WATERSET 50' LOT SPECIFICATIONS

**CARDEL**  
HOMES

## LOW-MAINTENANCE EXTERIOR APPEAL

- High-strength double-glazed low-e windows
- 30-year dimensional shingles
- Quality, maintenance-free vinyl soffits and aluminum fascia complete with aluminum drip edge
- Heavy-duty exterior weatherproof electrical outlets, minimum two per plan
- Heavy-duty exterior hose bibs, minimum two per plan
- Decorative coach lights on all floorplans
- Large lanais on most plans
- Coach lights on all lanais
- Exterior paints specially designed for Florida climates
- Fiberglass exterior doors on all homes
- Automatic irrigation system with multi-zones per guidelines
- Textured coatings to all front entries and lanai surfaces
- Stucco exterior finish

## ESTHETIC DETAILS AND ARCHITECTURAL ELEGANCE

- Cardel designer assists clients with selection of all interior colors, upgrades and options exclusively at the Cardel Design Center
- Carefully designed exterior color schemes which allow you to personalize the details in a variety of ways while maintaining a high community standard
- Shaw Red Bud Classic carpet over 1/2" 6lb bonded cushion in balance of areas
- Luxurious shower and tub combinations
- Elongated toilets
- Elegant fixtures in all bathrooms
- Progress lighting throughout home
- Five ceiling fan pre-wires minimum per plan
- Elegant Decora switches throughout home
- Classique paneled interior doors for added visual appeal
- Schlage brushed nickel interior door hardware

## QUALITY CONSTRUCTION AND FUNCTIONAL DETAILS FOR PEACE OF MIND

- Every home is equipped with pest-control tubes installed in walls to provide unparalleled protection of your investment with easy access application panels located on the exterior of the home for your privacy
- High-quality interior and exterior door hardware for long life and security
- Fully-sealed protective vapor barrier-steel reinforced concrete foundation
- Structurally engineered roof trusses secured with high-strength galvanized steel hurricane straps for your peace of mind

- Durable CPVC water supply lines
- Exhaust fans in all bathrooms
- Free-sliding shelves in all closets for your convenience
- Masonry block wall construction with engineered poured concrete cells complete with steel reinforcement to perimeter masonry walls
- 2 year systems and 10 year limited warranty
- Washer and dryer hook-ups
- 1/2hp garage door opener
- Personable, friendly and expert project managers assigned to your build from the start of construction to the completion of your build.
- Personal attention extends through your service and warranty periods.

## FUTURE-READY STRUCTURED WIRING

- Hard-wired, high-quality smoke detectors complete with battery backup system for your personal safety, located inside and outside every bedroom and common area

## KITCHEN CONVENIENCE THAT NO HOME SHOULD BE WITHOUT

- Nickel hardware on cabinets
- Well-designed kitchen islands feature electrical outlets on two sides
- Cabinet design and placement to maximize storage and usable counterspace
- Convenient walk-in pantries
- High-capacity garbage disposal unit
- Stainless-steel dual compartment kitchen sink
- Quality MOEN Brantford faucets
- Water line to fridge location with shut-off valve

## ENERGY-SAVING FEATURES

- Highly efficient insulation products for ceiling and walls, Alfoil R-4.2 masonry block wall insulation, R-9 foam block fill, R-11 batt insulation for framed walls, R-38 fiberglass insulation for ceilings, radiant barrier, Polymaster foam insulation at block walls all living spaces
- Insulated ductwork throughout entire home for added comfort
- Rigid ductwork in garage for air handler
- Ridge or offset roof vents
- Custom designed heating systems for all homes
- High-efficiency air conditioning
- Programmable thermostat

