

## Waterset Artisan Included Features



### WATERSSET 70'S COMMUNITY SPECIFIC

- Natural Gas (range, water heater, dryer)
- Electrical Heat Pump
- Community Mail Kiosk
- Aluminum Storm Panel Hurricane Shutters

### DELUXE KITCHEN

- 3 cm granite countertops
- Spacious Island workspace (per plan)
- Island seating area (per plan)
- Minimum 17" X 17" ceramic tile flooring in Kitchen
- Designer raised panel cabinets, with hidden hinges and hardware, in a choice of finishes with 42" upper cabinets
- Cabinet Crown Molding on upper cabinets
- 18-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
- 1/3 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 AND MASTER BATH

- Spacious walk-in closets
- Minimum 17" X 17" ceramic tile in master bath
- 3 cm granite countertops
- Oversized mirrors with vanity lighting
- 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 raised panel cabinets with hardware in a choice of finishes
- Cabinet Crown Molding on upper cabinets
- Spacious linen closets (per plan)

### SECONDARY BATHS

- Designer raised panel cabinets with hardware and in a choice of finishes
- Cabinet Crown Molding on upper cabinets
- 3 cm granite countertops
- Moen "Eva" faucets in brushed nickel finish
- 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 - SAVE MONEY AND MINIMIZE IMPACT ON THE ENVIRONMENT

- High efficiency air conditioning system with SEER ratings that meets or exceeds current building codes
- Energy efficient range and heating system
- Low-E, insulated and double-paned windows
- Carrier® ecobee™ SmartThermostat Pro with voice control

- LED Bulbs (excl. fluorescents in garage/closets/utility areas)
- 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 3.1 rated home

### INTERIOR FEATURES AND FINISHES

- 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 II carpet in custom colors over 7/16" 5.5lbs foam pad

### EXTERIOR FEATURES AND 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 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
- 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. © 2022 Homes by West Bay LLC, CRC #057247. All rights reserved. Not an offer to purchase where prohibited by law. Broker Participation Welcome. 082614 CN7WS6

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## Waterset Innovation Included Features



### WATERSSET INNOVATION COMMUNITY SPECIFIC

- Natural Gas (range, water heater, dryer)
- Electrical Heat Pump
- Community Mail Kiosk
- Aluminum Storm Panel Hurricane Shutters

### DELUXE KITCHEN

- 3 cm granite countertops
- Spacious Island workspace (per plan)
- Island seating area (per plan)
- Minimum 17" X 17" ceramic tile flooring in Kitchen
- Designer raised panel cabinets, with hidden hinges and hardware, in a choice of finishes with 42" upper cabinets
- Cabinet Crown Molding on upper cabinets
- 18-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
- 1/3 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 AND MASTER BATH

- Spacious walk-in closets
- Minimum 17" X 17" ceramic tile in master bath
- 3 cm granite countertops
- Oversized mirrors with vanity lighting
- 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 raised panel cabinets with hardware in a choice of finishes
- Cabinet Crown Molding on upper cabinets
- Spacious linen closets (per plan)

### SECONDARY BATHS

- Designer raised panel cabinets with hardware and in a choice of finishes
- Cabinet Crown Molding on upper cabinets
- 3 cm granite countertops
- Moen "Eva" faucets in brushed nickel finish
- 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 - SAVE MONEY AND MINIMIZE IMPACT ON THE ENVIRONMENT

- High efficiency air conditioning system with SEER ratings that meets or exceeds current building codes
- Energy efficient range and heating system
- Low-E, insulated and double-paned windows
- Carrier® ecobee™ SmartThermostat Pro with voice control

- LED Bulbs (excl. fluorescents in garage/closets/utility areas)
- 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 3.1 rated home

### INTERIOR FEATURES AND FINISHES

- 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 II carpet in custom colors over 7/16" 5.5lbs foam pad

### EXTERIOR FEATURES AND 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, porch 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 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
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- Eight scheduled meetings with your WestBay Construction Manager to observe and learn how your new home is "Created for you!"
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- First floor concrete block construction with poured concrete cells and reinforced steel
- Low maintenance soffit and fascia
- Engineered hurricane structural hardware
- 200 amp electrical service (minimum)
- BoraCare Termite treatment
- Taexx built-in "tubes in the wall" pest control

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## Waterset Inspiration Included Features



### WATERSSET INSPIRATION 60'S COMMUNITY SPECIFIC

- Natural Gas (range, water heater, dryer)
- Electrical Heat Pump
- Community Mail Kiosk
- Aluminum Storm Panel Hurricane Shutters

### DELUXE KITCHEN

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