

### Recognized Quality Brand Names

- Honeywell® Digital, Programmable Thermostat
- Moen® Plumbing Fixtures
- Shaw® Carpeting
- Seagull® Lighting
- Trane® HVAC System
- Sherwin Williams® Paint
- Schlage® Exterior Door Hardware & Dexter by Schlage® Interior Door Hardware
- Sentricon® Termite Prevention System
- Taexx® Pest Control System
- Whirlpool® Stainless Steel Appliances

### Energy Efficient Features

- 15 SEER Energy Efficient Air Conditioner
- Low-E Dual Pane Energy-Saving Windows
- R-30 Ceiling Insulation
- Air Filtration Sealant Applied around All Exterior Openings
- Off Ridge Vent and Flow-Thru Soffit Systems for Effective Attic Ventilation
- Fresh Air Appliance- Fresh In Premium Supply Fan
- Low Consumption Plumbing Fixtures
- Tankless, Gas Water Heater

### Smart Home Features

- 30" Wiring Enclosure Panel, Predetermined Wireless Access Point Pre-Wire(s) for Heat-Mapped Optimal WiFi Coverage
- A Dual Media Outlet in Gathering Room & Owner's Suite
- A USB Outlet in Kitchen & Owner's Suite
- Motion Sense Light Switch in Garage Entry
- Smart Home Package Including Interior Touch Pad Security Control Panel, Video Doorbell, WiFi Enabled, Remote-Controlled Garage Door Opener with Two Remotes, Smart Thermostat(s), White Glove Move-In Service & Three Years of Alarm.com App Service

### Quality Custom Interiors

- 18"x18" Ceramic Floor Tile in Foyer, Kitchen, Gathering Room, Baths and Laundry Room
- 6'8" Textured, 2-Panel Interior Doors
- 3 1/2" Baseboards Throughout Home
- Chrome Finish Door Hardware, Plumbing and Lighting Fixtures
- 8'7" Ceilings on First Floor, and 8'0" Ceilings on Second Floor
- Decorative Wood Window Sills

### Professionally Designed Kitchen

- 1.6 Blanco Maple Quartz Countertops
- Aristokraft® Brand Square, 36" Flat-Panel Birch Cabinets
- Stainless Steel, Free-Standing, Smooth-Top Gas Range
- Stainless Steel Microwave, Oven and Hood
- Stainless Steel, Multi-Cycle Dishwasher
- Stainless Steel, 50/50 Undermount Sink
- 1/2 HP Food Disposal Unit
- Pre-Plumbed Icemaker Waterline

### Luxurious Owner's Suite And Baths

- Aristokraft® Brand, Comfort Height Vanity Cabinets, Flat-Panel with 1.6cm Blanco Maple Quartz Countertops and Ceramic Undermount Sink
- Dual Sinks in Owner's Bath
- Shower Recessed with Tile Wall Surround Wall Tile to Ceiling, Shower Seat and Niche in Owner's Suite (Harvey & Sonora)
- Shower with Tile Wall Surround Wall Tile to Ceiling, Curb Entry with Seat, Coordinating Tile Flooring, Shower Niche, Frameless Fixed Glass Panels, Rain Shower Head and Standard Shower Head in Owner's Suite (Williston)
- Vikrell Tub and Shower Unit in Secondary Baths
- Elongated, Water Saving Commodes

### Exterior Highlights

- 6'8" Designer Front Doors with Chrome Finish Hardware
- Two Coach Lights
- Lanai Included with Concrete Deck Coating Finish (Per Plan)
- Non Impact Windows with Hurricane Shutters
- Clopay Garage Door
- Fiber Cement Siding on Second Floor
- Fungus Resistant Architectural Fiberglass Shingle Roof with 30-Year Limited Warranty
- Seamless Gutters on Sides of Home
- Low Maintenance Aluminum Fascia and Soffits
- Exterior Hose Bibs (Per Plan)
- Two Exterior All-Weather Electrical Outlets
- Irrigation System with St. Augustine Sod Throughout Yard
- Professionally Designed Landscaping Package

### Electrical Features

- LED Down Lighting
- White Rocker Switches Throughout Home
- Pre-Wired for Ceiling Fans (Per Plan)
- Comprehensive 10, 5, 2 & 1-Year Transferable, Limited Structural Warranty

### Quality Construction

- Concrete Block Wall Construction
- Cementitious Textured Exterior Finish with Decorative

### Architectural Features

- Professionally Engineered Roof Trusses with Hurricane Tie Downs for Wind Protection
- Underground Utilities

**A Pulte Mortgage Lender** - A PulteGroup Corporation, wholly owned subsidiary that provides one-stop shopping convenience with a complete array of financing programs.

• **PGP Title** - Our partners at PGP Title work closely with Pulte Mortgage to ensure your closing is a seamless transaction.

• **Pulte Insurance Agency** - Our strong insurance company relationships allow us to secure preferred rates and offer a great

selection of products to customize according to your personal needs.

**Miscellaneous** - Move-In Ready Package Available for Optional Upgrade. Items Not Included: Refrigerator, Washer, Dryer, and Blinds



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### Smart Home Features

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- Motion Sense Light Switch in Garage Entry
- Smart Home Package Including Interior Touch Pad Security Control Panel, Video Doorbell, WiFi Enabled, Remote-Controlled Garage Door Opener with Two Remotes, Smart Thermostat(s), White Glove Move-In Service & Three Years of Alarm.com App Service

### Quality Custom Interiors

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- 8'0" Textured, 2-Panel Interior Doors (First Floor)
- 6'8" Textured, 2- Panel Interior Doors (Second Floor)
- 3 1/2" Baseboards Throughout Home
- Chrome Finish Door Hardware, Plumbing and Lighting Fixtures
- 10'0" Ceilings on First Floor and 9'0" Ceiling Second Floor Ceilings (Roseland, Scarlett)
- 10'8" Ceilings on First Floor (One-Story Plan) and 9'0" on Second Floor, With Loft First Floor 9'4" (Mahogany, Merlot)
- Decorative Wood Window Sills

### Professionally Designed Kitchen

- ~~1.6 Blanco Maple Quartz Countertops~~
- Aristokraft® Brand Square, 36" Flat-Panel Birch Cabinets
- Stainless Steel, Free-Standing, Smooth-Top Gas Range
- Stainless Steel Microwave, Oven and Hood
- Stainless Steel, Multi-Cycle Dishwasher
- Stainless Steel, 50/50 Undermount Sink
- 1/2 HP Food Disposal Unit
- Pre-Plumbed Icemaker Waterline

### Luxurious Owner's Suite And Baths

- Aristokraft® Brand, Comfort Height Vanity Cabinets, Flat-Panel with 1.6cm Blanco Maple Quartz Countertops and Ceramic Undermount Sink
- Dual Sinks in Owner's Bath
- Shower with Wall Tile Surround to Ceiling, Flush Entry with Seat, Coordinating Tile Flooring, Shower Niche, Frameless Fixed Glass Panels, Rain Shower Head, and Standard Shower Head in Owner's Suite (Mahogany, Merlot, Scarlett)
- Prefabricated Shower with Wall Tile Wall Surround to Ceiling with Tile Tub Deck (Roseland)
- Tub with Tile Wall Surround in Secondary Baths
- Elongated, Water Saving Commodes

### Exterior Highlights

- ~~8' Designer Front Doors with Chrome Finish Hardware~~
- Three Coach Lights
- Pavers on Walkway, Driveway and Lanai
- Windows with Impact Resistant Glass
- Clopay Garage Door
- Fiber Cement Siding on Second Floor
- Fungus Resistant Architectural Fiberglass Shingle Roof with 30-Year Limited Warranty
- Seamless Gutters on Sides of Home
- Low Maintenance Aluminum Fascia and Soffits
- Exterior Hose Bibs (Per Plan)
- Two Exterior All-Weather Electrical Outlets
- Irrigation System with St. Augustine Sod Throughout Yard
- Professionally Designed Landscaping Package

### Electrical Features

- ~~LED Down Lighting~~
- White Rocker Switches Throughout Home
- Pre-Wired for Ceiling Fans (Per Plan)

### Quality Construction

- Impressive 10, 5, 2 & 1-Year Transferable, Limited Structural Warranty
- Concrete Block Wall Construction
- Cementitious Textured Exterior Finish with Decorative Architectural Features
- Professionally Engineered Roof Trusses with Hurricane Tie Downs for Wind Protection
- Underground Utilities

### A Family of Services Under One Roof

- ~~**Pulte Mortgage, LLC**~~ – A PulteGroup Corporation wholly owned subsidiary that provides one-stop shopping convenience with a complete array of financing programs.
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### Miscellaneous

- Move-In Ready Package Available for Optional Upgrade  
*Items Not Included:* Refrigerator, Washer, Dryer, and Blinds