



Designer Series Quality Included Features

Models Fully Customizable

Our Designer Series homes provide the ultimate in affordable luxury Florida living. Our Designer homes are built to the highest quality standards and are fully customizable, providing you with maximum flexibility to create a home that aligns with your tastes and lifestyle. Each Designer home includes a robust set of premium features at no additional cost.

ENGINEERING & SITE

Land graded & filled for standard, x-zone, 80' x 125' home site, per builder's inspection

Concrete entry walk & 16' wide driveway with culvert pipe

Charlotte County building permit

Charlotte County impact fees

Charlotte County Utilities water connection

Charlotte County Utilities standard sewer connection

Vacant lot survey, site plan, final survey

Engineering certification for 160 mph wind zone by state certified engineer

Energy calculations, soil compaction test

STRUCTURAL

Subterranean termite soil treatment

Steel reinforced concrete footers

Reinforced concrete slab with vapor barrier

Concrete block construction exterior walls

Steel reinforced concrete lintel

Interior 2" x 4" framed walls, 16" on center

Engineered wood roof trusses, OSB sheathing

EXTERIOR

Architectural dimensional roof shingles

Soffit attic ventilation

Aluminum fascia & vented soffit

Gutters installed on front façade of home

Cementitious stucco finish

Raised stucco trim on front façade

Front of home landscaping package

Exterior painted to owner's desire using 3 color method

Bahia sod & tree points for 80' x 125' home site

INTERIOR

Volume ceilings, per plan

Coffered ceilings, per plan

Porcelain glazed tile flooring throughout with crack suppression underlayment; choice of square 18" x 18" or 9" x 38" plank tile; additional options available

Knock-down drywall texture

Interior paint, two coats

One color Eggshell paint on walls

White flat paint on ceilings and closets

Semi-gloss white paint on trim & doors

Vinyl covered ventilated closet shelving; additional options available

Energy efficient R-38 ceiling insulation over air conditioned living space

R-5 insulation on exterior walls

R-13 insulation between garage & home

5 ¼" trim baseboards

DOORS & WINDOWS

Impact glass energy efficient windows: aluminum dual pane laminated insulated gas filled low-e windows with screens

Impact glass sliding glass doors

Decorative impact glass front door

Raised panel interior doors; additional styles available

Brushed nickel door hardware

Fiberglass exterior doors, 6'8" or 8' with deadbolts

Paneled garage door

Quiet belt-driven automatic garage door opener with WiFi capability

KITCHEN

36" raised panel wood cabinets with hardware

42" raised panel wood cabinets with hardware for plans over 2000 SF

Custom granite countertops

Stainless undermount sink

Garbage disposal

Kitchen island with counter height bar

Closet pantry per plan

Choice of stainless steel, black or white Energy Star appliances, including French door refrigerator, smooth top range, microwave hood & dishwasher

BATHS

Adult height, raised panel wood cabinets with hardware

Custom granite countertops

Undermount ceramic sinks, choice of rectangular or oval

Cement board with applied waterproof coating in shower & tub areas

Tiled shower & tub surrounds, with decorative tile accent band

Custom vanity mirrors, medicine cabinets, ceramic soap dishes

Master bath shower seat, per plan

Tub in guest bath

Brushed nickel towel bars & paper towel holders; additional finishes available

PLUMBING

Moen fixtures in kitchen & baths; choice of finishes

PEX waterlines plumbed overhead

PVC sewer lines

Elongated toilets

Three outside hose bibs

50-gallon water heater

Laundry sink per plan

Plumbing hook-up for washer

Plumbed refrigerator water line

ELECTRICAL

200 AMP electric service

Underground electric

Rocker style interior switches with pre-wired smart features

Copper wiring

Hardwired smoke detectors with battery back-up

Washer & dryer electrical hook-ups

Pre-wire for coaxial cable (5) & telephone (2)

GFI outlets above all countertops & exterior, per plan

Front door chime

HEATING, VENTILATION, A/C

16 SEER air conditioning system

Air filtration with filtered returns in all bedrooms

Digital thermostat, all ducting insulated & mastic sealed

Exhaust fans in bathrooms

Dryer vent to exterior

Blower door & duct leakage testing by third party

Ducted returns in bedrooms

**Standard Features list is subject to change without notice. Features subject to per plan variations. We reserve the right to substitute materials for like kind. Front of home will be placed minimum required front setback. Power pole provider requirements may necessitate an extended service at an extra cost to buyer. Charlotte County location.*