



# Cypress Bay Townhomes

## STANDARD FEATURES

### DESIGN FEATURES

- Vinyl flooring in Foyer, Kitchen, all Baths, & Utility room
- Spanish lace finish on all ceilings, walls with orange peel finish
- Elegant Colonial 3-1/4" baseboard throughout
- High quality stain-resistant plush Level one carpet & 6 lb. pad in all living areas & bedrooms
- Raised six-panel interior passage doors with Kwikset® Polo hardware
- Ventilated closet shelving
- Quality Sherwin William interior paint (one color) White ceilings.
- Decorative light fixture package for Foyer, Dining Area, all Baths, & two coach lights
- Architecturally specified recessed can lighting & Rocker switches
- Pre-wire & support for ceiling fans in Great Room & all Bedrooms

### KITCHEN FEATURES

- Open kitchens with large, convenient food preparation & eating island (per plan)
- Premium Parker Level 2 cabinets in Maple or Oak with hidden hinges, soft close doors & drawers, & decorative hardware, throughout house (per plan) 42" upper cabinets
- Coordinating Wilsonart Mica with 4" splash in kitchen
- Deep bowl stainless steel top mounted sink with Moen® faucet in chrome
- Whirlpool electric stainless appliances - range with self-cleaning oven, dishwasher, & built-in microwave **vented to outside**
- Icemaker water supply line with shut-off valve
- Architecturally specified recessed can lighting
- Garbage disposal 1/3 HP Continuous Feed Garbage Disposal

### BATHROOMS

- Large dressing mirrors over each vanity
- Designer Wilsonart laminate countertops with 4" splash in Master & Secondary baths
- Master bath tiled shower surround with Level one ceramic tile & chrome framed glass enclosure, & 18x18 ceramic floor tile
- Secondary baths with built-in acrylic tub with Level one ceramic wall tile & 18x18 ceramic floor tile
- All bathrooms with chrome Moen® plumbing fixtures & white top mounted sinks, tubs & elongated low flush toilets
- Freestanding white pedestal sink in all half baths
- Exhaust fans in all bathrooms

### AUTOMATION & SECURITY FEATURES

- Security system pre-wire & dead bolt locks on all exterior doors
- Tempered safety glass in sliding glass doors
- Smoke & carbon monoxide detectors in sleeping areas hard wired for greater protection
- GFI electrical circuits in wet areas, exterior and garage

### ENERGY EFFICIENCY

- **Energy-efficient 15 SEER A/C unit with programable thermostat**
- **R-30 blown-in Insulation for increased energy efficiency**
- R-11 batts in all knee walls and exterior frame walls
- Energy efficient 40-gallon electric hot water heater
- Double-paned Low-E White Aluminum windows and sliding glass doors
- 16" roof overhang

### EXTERIOR FEATURES

- Architecturally specified exterior color palettes that complement the street scene
- 30-year Class "A" dimensional fungus resistant asphalt shingles
- **Outside hose bibs at front and rear of home**
- **Weatherproof electrical receptacles at front and rear of home**
- White Aluminum soffit and fascia
- Steel garage door with wind load package
- Fully sodded Bahia
- Professionally designed landscaping package
- **Garage door opener with two remotes**

### GENERAL CONSTRUCTION

- All plans sealed by a structural engineer
- Environmentally friendly Bora Care termite treatment
- Pest Tubes in wall pest control system
- Steel reinforced foundation for stability
- Control joints in slab to control stress cracks
- Concrete block wall construction for durability per code
- Professionally engineered roof trussing anchored with hurricane steel straps
- Pressure treated lumber at contact with masonry
- CPVC Gold Bond water lines under slab
- 150 AMP electrical service with copper wiring
- Concrete block wall (first floor)
- Wood framing at 16" centers on all framed walls
- 3/4" tongue and groove subfloor (second floor)
- Polycel thermal sealant around all windows and exterior doors to reduce air infiltration
- Drapery support behind drywall at doors and windows

### CUSTOMER CARE

- Experienced dedicated team of professionals to serve you
- 45-day post-closing, eleven-month follow-up & check in for warranty repairs
- 2-10 Home Buyer Warranty transferable upon sale of home for up to 10 years

Features may include optional upgrades and may not be available on all homes. Square footage numbers are approximate and are subject to change without notice. Prices, specifications and availability subject to change without notice.

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