



Arbor Reserve

STANDARD FEATURES

DESIGN FEATURES

- Upgraded 18" x 18" ceramic tile flooring in foyer, kitchen, all baths, & utility room
- Spanish lace white finish on all ceilings
- **White 5-1/4" baseboard throughout**
- High quality stain-resistant plush carpet and 6 lb. pad in all bedrooms and living areas
- Raised six or two-panel interior passage doors with Kwikset® lever hardware
- Ventilated closet shelving
- Decorative light fixture packages for the foyer, dining room, nook, two coach lights and all bathrooms (per plan)
- Decora electrical switches
- 8'0" high entry door and sliding glass doors (per plan)
- Pre-wire and support for ceiling fans in all bedrooms, great room, study and lanai

KITCHEN FEATURES

- Open kitchens with large, convenient food preparation and eating island (per plan)
- Premium Maple cabinets up to **Level 2** maple stained wood or white cabinets with hidden hinges soft close doors & drawers, and designer handles throughout house (per plan) 42" upper cabinets **with crown molding**
- **Level 1 granite with coordinating 4" granite splash**
- Deep bowl stainless steel undermount sink with Moen® faucet in chrome or brushed nickel finish
- Whirlpool series stainless appliances - range with self-cleaning oven, dishwasher, & built-in microwave
- 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
- Master bath shower with up to Level 2 ceramic tile and matching 18x18 ceramic floor tile, **chrome framed glass shower enclosure, and free-standing tub or garden tub** (per plan)
- All bathrooms with Moen® plumbing fixtures in chrome or brushed nickel, white undermount sinks, tubs & elongated low flush toilets
- White pedestal sinks in all half baths - standard
- **Level 1 granite with coordinating 4" splash all baths**
- Exhaust fans in all bathrooms

AUTOMATION & SECURITY FEATURES

- Security system and dead bolt locks on all exterior doors
- Tempered safety glass in sliding glass doors
- Smoke and 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**
- **LED bulbs (excluding Fluorescents in garage/closets/utility room)**
- **Open-cell spray foam insulation for increased energy efficiency**
- R-11 batts in all knee walls and exterior frame walls
- Energy efficient 50-gallon gas 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 shingles
- **3 outside hose bibs**
- **3 weatherproof electrical receptacles**
- White Aluminum soffit and fascia
- Steel garage door with wind load package
- Lanai under main roof (per plan)
- Fully sodded St. Augustine sod
- Automatic sprinkler system
- Professionally designed, upgraded 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
- 200 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
- Frame orientation, pre-construction, and pre-closing orientation with your construction manager
- 45-day post-closing and eleven-month follow-up & check in for warranty repairs
- 2-10 Home Buyer Warranty transferable upon sale of home for up to 10 years
- **Professional interior designer to assist with all color selections (6 hours included)**

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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