

Included Features for Pangea Park

The Larissa Collection



Architectural & Exterior Details

- Customizable Landscaping Package
- Floratam St. Augustine Sod w/ Zoned Master Controlled Irrigation
- Dimensional Roof Shingles (Per Elevation)
- 24 Gauge Steel Hurricane Panels on Non-Impact Windows & Glass Door
- White, Bronze or Black (per Elevation) Aluminum Window Frames
- 8' Fiberglass, Impact Rated Front Door w/ Kwikset Smart Key System®
- 7' Garage Door(s) w/ 1/2 HP Opener w/ 2 Remotes
- Sherwin Williams® Acrylic Exterior Satin Duration Paint
- Gutters Included on Front of Home
- Paver Driveway, Lead Walk, Entry & Front Porch (per plan)
- Gas Grill Stub-Out & Three Hose Bibs
- TAEXX® In Wall Pest Defense System & Sentricon® Termite Baiting System
- 2"x 4" Walls Engineered Studs 24" on Center, Except Bearing and Bath Walls will be 16" on Center.

Energy Savings

- Energy Friendly Double Paned Low E Aluminum Impact Resistant Windows on Front of First Floor & Entire Second Floor
- High Efficiency SEER 2 14.3 Rated A/C & Heat Pump
- Tankless Gas Water Heater
- FPL BuildSmart® Certified Energy Efficient Home
- R-38 Ceiling Insulation & Fi-Foil & Foam Filled Block System

Interior Details

- 3 1/4" Base Molding with Colonial Trim Doors.
- Windows w/ Quartz Window Sills
- Kwikset® Lever Style Interior Door Handles
- Designer Ceramic Tile Flooring in Foyer, Kitchen, Cafe, Laundry & all Baths
- Designer Carpet w/ 6lb Pad
- Lights in all Bedroom Closets
- Ceiling Fan Prewires in all Bedrooms, Great Room, Study, Flex Room, Opt. Multi-Gen. Living, Bonus Room & Lanai
- Two CAT 6 telephone outlets & Structured Wiring Panel w/ RG6 Cable Outlets in all Bedrooms, Great Room, Flex & Opt. Multi-Gen Living, Bonus Room
- Brilliant Smart Home: (1) Brilliant Control Single Switch (Kitchen), (1) Brilliant Wifi Regular Switch (Garage Coach), Video Doorbell

Primary Suites & Baths

- Clear Glass Framed Shower Enclosures in Primary Showers
- Aristokraft Cabinets® Adult Height Birch Vanities in Primary Bath
- Choice of Decorative Tile Listello Detail in Primary Shower
- Designer Tile Floor and Wall Tiles (7' off finished floor) in all Baths
- Quartz vanity Tops
- Delta® Faucets & Bath Fixtures in all Baths - Chrome
- Elongated Comfort Height Commodes in all Baths
- Seat in Primary Shower
- Curbless entry in Primary Shower

Kitchen Features

- 42" Birch Aristokraft Cabinets w/ Hardware, Crown Molding, Full depth Roll-out bottom Shelves (per plan)
- Exquisitely Crafted Quartz Countertops with Under Mount Sink
- Designer Delta® Voice IQ Faucet
- 1/3 HP Garbage Disposal
- Samsung® Appliance Package to include:
 - 30" Stainless Steel Gas Range
 - Stainless Steel Vented Microwave
 - Stainless Steel Energy Star Rated Dishwasher

The Healthy Home Advantage

- Merv 11 Filtration system
- Tankless Water Heater
- Taexx Tubes in the walls pest control
- Delta Voice IQ Kitchen faucet
- Kwik-Set interior Microban door hardware
- Sherwin Williams PROMAR Low VOC interior paint
- Wired Access Points
- Three USB ports

Warranty & Amenities

- Two Year Limited Construction Warranty (non-transferable)
- 10 Year (3rd party) Structural Warranty (transferable)