

# Included Features for Farallon Fields

The Randon Collection



## Architectural & Exterior Details

- Floratam St. Augustine Sod w/ Zoned Irrigation System
- Dimensional Roof Shingles
- 24 Gauge Steel Hurricane Panels on Non-Impact Windows & Glass Door
- Choice of White or Black Aluminum Window Frames
- 8' Fiberglass, Impact Rated Front Door w/ Kwikset Smart Key System®
- 8" 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)
- Epoxy Coated Garage Floor
- 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

- 5 1/4" Base Molding with Colonial Trim Doors
- Wood Window Sills w/Trim below and decorative casing; excludes bathrooms, water closets, garage and fixed windows.
- Kwikset® Lever Style Interior Door Handles
- 8' Interior Doors
- Designer Ceramic Tile Flooring in Foyer, Great Room, Kitchen, Cafe, Laundry & Baths
- Laundry Tub (location per plan)
- Designer Carpet w/ 6lb Pad
- Lights in all Walk-in Bedroom Closets
- Ceiling Fan Prewires in all Bedrooms, Great Room, Study, Flex Room, Loft, Bonus Room & Lanai
- Structured Wiring Panel w/ RG6 Cable Outlets in all Bedroom, Great Room, Flex & Opt. Bonus Room
- "Brilliant Smart Home: (1) Brilliant Control Single Switch (per plan) w/ Alexa built in, (1) Brilliant Wifi regular switch - non touch screen for Garage Coach lights, Ring Video Doorbell, Google Wifi 3 Pack, and Yale Wifi Door Lock"

## Kitchen Features

- 42" Birch Aristokraft Cabinets w/ Hardware, Crown Molding, full depth Roll-out bottom Shelves (per plan)
- Exquisitely Crafted Quartz Countertops with 50/50 Stainless Steel 18GA Under Mount Sink
- Designer Delta® Voice IQ Faucet
- Tile Backsplash
- 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

## Primary Suites & Baths

- Clear Glass Framed Shower Enclosures in Primary Showers
- Aristokraft Cabinets® Adult Height Birch Vanities in Primary Bath
- Designer Tile Floor and Wall Tiles (7' off finished floor) in all Baths
- Quartz Vanity Tops w/ Undermount Sinks
- Delta® Faucets & Bath Fixtures in all Baths - Chrome
- Elongated, Comfort Height Commodes in all Baths

## The Healthy Home Advantage

- Merv 11 Filtration system
- Tankless Gas 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)