

# Included Features for Laurasia

## INGLENOOK & SILVERADO COLLECTION



### Architectural & Exterior Details

- Professionally Curated Landscaping Design
- Floratam St. Augustine Sod w/ Zoned Irrigation System w/ Timer
- Eagle Tile - Flat Tile Roof
- 24 Gauge Steel Hurricane Panels on Non-Impact Windows & Glass Door
- Choice of White or Bronze Double Paned Low E Impact Resistant Vinyl 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
- Cementitious finished Walls & Epoxy Coated Garage Floor
- 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"x4" wall engineered Studs 24" on center, except bearing and bath walls will be 16" on center.

### Energy Savings

- Impact Resistant Energy Friendly Double Paned Low E Vinyl Windows on Front of First Floor & Entire Second Floor
- High Efficiency 14.3 SEER2 Rated A/C & Heat Pump
- Rinnai® Tankless Gas Water Heater
- FPL BuildSmart® Certified Energy Efficient Home
- R-38 Ceiling Insulation & Fi-Foil & Foam Filled Block System (CombR-15)

### Interior Details

- 5 1/4" Stunning Crown Molding in Dining, Kitchen, Foyer, Cafe, Gallery, Great Room (except where vaulted ceilings)
- Generous 5 1/4" Base Molding with Colonial Trim Doors & Windows. Windows w/ Wood Sills
- 8' Interior Doors
- Kwikset® Lever Style Interior Door Handles
- Designer Ceramic Tile Flooring in Foyer, Kitchen, Cafe, Great Room, Dining Room, 1st floor Hallways, Laundry & all Baths
- Designer Carpet w/ 6lb Pad
- Laundry Tub (Location per plan)
- Lights in all Bedroom Closets
- Ceiling Fan Prewires in all Bedrooms, Great Room, Flex Room, Opt. Bonus Room & Lanai
- Three CAT 6 telephone outlets
- Structured Wiring Panel w/ RG6 Cable Outlets in all Bedrooms, Great Room, Flex Room & Opt. Bonus Room
- Brilliant Smart Home: (1) Brilliant Control Single Switch (Kitchen) (Alexa built in), (1) Brilliant Wifi Regular Switch (Non-controller), (Garage Coach), Nest or Ring Video Doorbell, Nest Door Lock and Google Wifi 3 Pack

### Primary Suites & Baths

- Clear Glass Framed Shower Enclosures in Primary Showers
- Aristokraft Cabinets® Adult Height Maple Vanities in all Baths
- Choice of Decorative Tile Listello Detail in Primary Shower
- Designer Tile Floor and Wall Tiles (7'4" off finished floor) in all Baths
- Granite Tops in all Baths w/ Undermount Sink
- Delta® Faucets & Bath Fixtures in all Baths
- Elongated Comfort Height Commodes in all Baths

### Kitchen Features

- 42" Maple Aristokraft Cabinets w/ Hardware, Crown Molding, full depth Roll-out bottom Shelves (per plan)
- Exquisitely Crafted Granite Countertops with Under mount Sink
- Designer Delta® Voice IQ Faucet
- Tile Backsplash
- 1/3 HP Garbage Disposal
- Samsung® Appliance Package to include:
  - 30" Stainless Steel Gas Cooktop, 4 Burner
  - Single unit Wall Oven (electric)
  - Stainless Steel Vented Microwave
  - Stainless Steel Energy Star Rated Dishwasher

### The Healthy Home Advantage

- Merv 11 Filtration system
- Rinnai 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)