

# Included Features for Reeling Park

## SAN MARCO COLLECTION



### Architectural & Exterior Details

- Professionally Maintained Landscaping (Exterior of Courtyards)
- Floratam St. Augustine Sod w/ Zoned irrigation systems for individual courtyards.
- Spanish Colonial Tile Roof (Per Elevation)
- Dimensional Roof Shingles (Per Elevation)
- 24 Gauge Steel Hurricane Panels on Non-Impact Windows & Glass Door
- Choice of White or Bronze Double Paned Low E Impact Resistant Aluminum Window Frames
- 8' Fiberglass, Impact Rated Front Door w/ Kwikset Smart Key System®
- 8' Garage Door(s) w/ Opener w/ 2 Remotes
- Sherwin Williams® Acrylic Exterior Satin Duration Paint
- Gutters Included on Front of Home
- Paver Driveway and Lanai
- Gas Grill Stub-Out & Three Hose Bibs
- Photo-Cell Controlled Garage Coach Lights
- TAEXX® In Wall Pest Defense System
- 2"x4" wall 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
- Rinnai® 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 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, Flex Room, Opt. Bonus Room & Lanai
- Two CAT 6 telephone outlets
- Structured Wiring Panel w/ RG6 Cable Outlets in all Bedrooms, Great Room, Flex Room & Opt. Bonus Room
- Smart Home: Google Assist, Nest Doorbell, 2 Leviton Light switches (kitchen can & coach lights), Google Mesh Internet (booster), Lock (front door)
- Soft close cabinet doors

### Master Suites & Baths

- Clear Glass Framed Shower Enclosures in Master Showers
- Aristokraft Cabinets® Adult Height Vanities in Master Bath
- Choice of Decorative Tile Listello Detail in Master 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 Commodes in all Baths

### Kitchen Features

- 42" Aristokraft Cabinets w/ Hardware, Crown Molding, Light Valance and full depth Roll-out bottom Shelves (per plan)
- Exquisitely Crafted Quartz Countertops with Under mount Sink
- Designer Delta® 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
- 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)
- Membership to Addison Village Club (fees apply)