



# ARTISAN, FLORAL, AND ARBOR COLLECTIONS

## LUXURY FEATURES

EXPERIENCE SUPERIOR QUALITY AT THE BEST VALUE

### Quality Construction

- **Quality steel reinforced concrete block construction**
- **3,000 PSI Fiber reinforced monolithic concrete slab**
- 25-gauge metal stud framing and wood frame on bearing wall (per plan)
- **GAF, Fiberglass architectural shingles**
- **Radiant barrier on roof sheathing for maximum sun and heat protection**
- Vented aluminum soffit and fascia featuring high capacity ridge vents (per plan)
- **Foil facing ISO board and R-19 batts insulation on exterior walls**
- **R-30 blown insulation over living area**
- **Whole-house fresh air exchange for improved air quality**
- **Fully piped for natural gas**
- **High-efficiency minimum 15+ SEER2 HVAC system with ten (10) year limited warranty**
- **Argon gas filled low-E, insulated, vinyl framed windows with screens**
- Central water and sewer system
- Underground utilities
- Smoke and carbon monoxide detector system
- Superior quality CPVC water lines under slab

### Exterior Features

- **Sectional reinforced steel garage doors**
  - 8'w x 7'h or 16'w x 7'h garage door (per plan)
- Broom swept concrete driveways
- Two (2) hose bibs (per plan)
- Painted acrylic on front porch, lanai, & covered entries (per plan)
- **Florida Friendly Landscaping™ conserves natural resources**
- **Florida Water Star™ water conservation program**
- **Multi-zoned irrigation system with automatic timer and rain sensor for grass and flower beds (front yard only)**
- Decorative cementitious finish
- Vinyl ceilings at covered entry and lanais
- Finished, painted interior garage walls and ceilings
- Florida Paints™ primer/sealer and acrylic latex satin-finish paint on exterior walls

### Exceptional Kitchen

- **36" Maple cabinetry with hidden hinges**
- **Granite countertop with 5" matching backsplash**
- Delta® single lever chrome faucet with separate pull-out spray
- Stainless steel, 50/50 undermount kitchen sink
- Convenient, spacious pantry (per plan)
- **Whirlpool® Stainless Steel Appliance Package:**
  - Side by side refrigerator
  - Natural gas range
  - Heavy duty, energy-efficient dishwasher
  - Over-the-Range microwave/hood combination, vented to outside
- ½ HP food waste disposal
- Ice maker line with shut off for refrigerator

### Designer Interior Elements

- **9'4" Ceilings with knockdown finish (first floor)**
- **8' Ceilings with knockdown finish (second floor)**
- **8' Fiberglass entry door with 1 or 2 sidelites (per plan)**
- **Sliding glass doors (per plan)**
- 6' 8" Interior raised panel doors
- 6' 8" Closet doors (per plan)
- **Tile in kitchen and all floor wet areas in choice of color**
- Stain-resistant carpet
- Florida Paints™ flat-finish interior wall and ceiling paint in white
- Painted orange peel walls
- 3 ¼" Painted wood baseboards
- **Painted wood window sills**
- Vinyl-clad wire closet shelving
- Lever door hardware
- Rocker electrical switches

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### Electrical Specifications

- 200 AMP electrical service
- Three (3) combo outlets that include CAT 6 structured wiring for phone/computer/fax line
- RG6 Shielded coaxial cable for television, home run to central distribution box
- Two (2) designated ceiling fan/light pre-wires, switched separately
- GFI Receptacles in wet areas and garage (per plan)
- **Ecobee digital, programmable thermostat**
- Two (2) combination outlet/USB chargers
- **50-Gallon natural gas water heater**
- Flush Mount LED lighting throughout kitchen
- **Energy efficient LED lighting package**
- Included exterior coach lights (per plan)
- Fiber-optic technology via Gigabit Passive Optical Network (GPON) (Exclusive to Perlino Grove)
- Weatherproof GFI exterior receptacles
- **½ HP Wi-Fi enabled garage door opener with two (2) remotes**

### Luxury Bathrooms

- **Maple vanity with hidden hinges**
  - Standard height in secondary baths
  - Comfort-height in master bath
- **Quartz vanity tops with 5" matching backsplash and ceramic undermount sinks**
- Delta® chrome faucets
- 42" High full vanity-width mirrors
- Ceramic tile floors and shower walls in master bath (per plan)
- Water closet doors in master bath (per plan)
- Ceramic tile floors and acrylic tub with acrylic wall surround in secondary baths
- Shower pan in secondary baths (per plan)
- Pocket doors for secondary baths (as needed)
- Comfort-height elongated toilets

### Laundry Suite

- **Whirlpool® high-efficiency, top-load washer in white**
- **Whirlpool® natural gas dryer in white**
- Washer/natural gas dryer connection

### Builder Limited Warranty

- Builder one (1) year workmanship and materials warranty
- Major systems two (2) year warranty against failures (plumbing, HVAC, electrical, roofing)
- Limited Builder ten (10) year structural warranty
- Whirlpool® appliance package with one (1) year manufactures warranty, upon registration

Green indicates energy performance features.

