

Bungalow Row Features

General Amenities

- 3 bedroom/2 baths/2 car garage
- 1,582 to 1,776 square feet
- Master suite located on the ground floor
- Private back courtyard – maintenance available upon request
- Homeowners' association oversees the maintenance of the passage, or greenbelt, in front of the homes

Construction and Energy Features

- Conventional concrete slab foundation
- Quick Tie Cabling System for hurricane-rated stability (www.quicktieproducts.com)
- 100% wood sheathing on outside walls
- 1 1/8" tongue-and-groove CDX plywood sub-flooring nailed and glued to framing members
- Double-paned, vinyl, low E, 140 MPH-rated windows
- R-13 Bat Insulation in exterior walls
- R-19 Bat Insulation in sloped ceiling
- R-30 Blown Insulation in flat attic areas with attic ventilation
- High-efficiency 12+ SEER A/C unit
- Foil-backed A/C ducts with R-6 insulation
- Poly-seal foam insulations at sole plate, on exterior walls, windows and exterior doors
- Pre-treatment for termites
- Copper electrical wiring in home
- Energy-efficiency high recovery water heater
- Insulated water pipes in outside walls
- High-efficiency gas furnace
- Hardi-soffit continues soffit vent
- House Wrap
- ACES 10/2 Limited Home Warranty

Exterior Features

- Hardi-plank siding
- Vinyl shutters (per elevation)
- Large porch areas
- 30-year composition shingle
- Solid hardwood with "French-lite" leaded glass entry door
- Professional landscaping including sod in front and back yard
- Hurricane-rated, aluminum, insulated garage door with opener
- Garage interior are sheetrocked and painted
- 2 hose bibs

Interior Features

- Hardwood floors in main entry and living areas
- Stain-resistant carpet in bedrooms with 1/2" padding in several colors
- Alarm system
- Smoke detectors
- Inner-wall pest control system
- 10' ceiling on first floor and 9' ceiling on second floor
- Pre-wired for sound system in two rooms (Bose speakers available)
- Hand-stained genuine oak handrails with white painted spindles (per plan)
- Designer light fixture and ceiling fans with light kits in bedrooms
- Rocker electrical switches
- Recessed can lighting
- Multiple interior selections
- Designer paint - four color selections (ceiling, trim, two wall colors)
- Choice of several hardware selections
- Sculptured round sheetrock corners
- Solid-core raised panel interior doors
- 8' exterior and interior doors - first floor
- Double crown molding in entry, family, living, kitchen (per plan)
- Single crown molding in master bedroom, first floor hallway (per plan)
- Phone jacks in 5 locations with CAT 5 wiring
- RG6 cable outlets in 5 locations

Kitchen and Utility Room Features

- Granite counter tops
- Ceramic tile floor and backsplash (per plan)
- Stainless-steel Whirlpool appliances – dishwasher, gas oven/range, microwave (white and black available upon request) packages for refrigerator, washer, dryer, double oven or convection oven available
- 42" upper cabinets with European "hidden" hinges
- Under mount, double bowl stainless steel sink

Bathroom Features

- Travertine tile floor in master bath
- Ceramic tile floor in secondary baths
- Designer plumbing fixtures in master bath and powder room
- Separate His-and-Hers vanities in master bath
- Pedestal sink in powder room (per plan)
- Travertine tile surrounds in master bath with tile deck and drop-in garden tub
- Separate shower with "frameless" shower door in master bath
- Drop-in vanity bowls for master bath countertops
- Cultured marble surrounds in secondary baths