DISTINGUISHING EXTERIORS
- Fully-Sodded Homesite with St. Augustine Sod and Premium Landscape Package
- Irrigation System
- Concrete Masonry Construction with Textured Finish and/or Siding
- Variety of Exterior Paint Selections
- Architectural Shingles with Limited-Lifetime Warranty
- Distinctive Insulated Fiberglass Entrance Door (Addl. Doors per plan)
- Paneled Steel Garage Door
- Two or Three-Car Driveway (per plan)
- Continuous Vented Vinyl Soffits
- Fiber Re-Enforced Concrete Slab, 2500 PSI Rating
- Maintenance-Free Aluminum Fascia
- 3 Hose Bibs (Both Sides and Rear of Home)
- Covered Lanai (per plan)
- 2 Sealed LED Recessed Can Lights on Lanai (per plan)
- Coach Lights on Both Sides of Garage (per plan)
- Flo-Crete Finish on Entry and Lanai (per plan)

KITCHEN FEATURES
- Whirlpool Self-Cleaning Smooth-Top Range
- Whirlpool Over the Range Microwave
- Whirlpool Family-Sized Dishwasher
- Whirlpool Side-by-Side Refrigerator
- Stainless Steel Sink
- Moen Stainless Steel Faucet with Pulldown Sprayer
- 1/2 HP Garbage Disposal
- QualityCabinets 36" Birch Wood Cabinetry, with Hidden Hinges
- Staggered Cabinets Over Microwave (per plan)
- Cabinet Upper Crown Moulding
- Wide Range of Wilsonart Premium HD Mica Countertop Selections with Choice of Rounded or Beveled Edge
- 18” x 18” Ceramic Tile Flooring
- Ice Line Plumbing
- Convenient Pantry (per plan)

BATHROOM FEATURES
- 18” x 18” Ceramic Tile Flooring - All Baths
- White Ceramic Wall Tile in Bath and Shower Areas - Secondary Bath(s)
- QualityCabinets Birch Wood Cabinetry, with Hidden Hinges - Secondary Bath(s)
- Cabinet Hardware - All Baths
- Wide Range of Wilsonart Premium HD Mica Countertop Selections - All Baths
- Moen WaterSense 2-Handle Chrome Sink Faucets - Secondary Bath(s)
- Moen Chrome Faucets on Tubs and Showers (per plan) - Secondary Bath(s)
- Progress Lighting Decorative Light Fixtures Over Vanities - Secondary Bath(s)
- Full-Sized Mirrors Over All Vanities
- Medicine Cabinet in Full Baths (per plan)
- Sterling Durable White Vikrell Tub in Secondary Baths (per plan)
- Elongated Commodes Throughout
- Free Slide Ventilated Closet Shelving Throughout

LUXURIOUS MASTER BATHROOM
- Level 2 Decorative Wall Tile in Bath and Shower Areas
- QualityCabinets 36” Raised Vanity Birch Wood Cabinetry, with Hidden Hinges
- Moen WaterSense 2-Handle Brushed Finish Sink Faucets
- Moen Brushed Finish Faucets on Tub and Shower (per plan)
- Progress Lighting Brushed Finish Decorative Light Fixtures Over Vanities
- Garden Tub (per plan)
- Brushed Finish Shower Enclosure (per plan)

SPECTACULAR INTERIORS
- Mohawk Plush Stain-Resistant Wall-to-Wall Carpeting
- 7/16” 6# Carpet Pad
- 18” x 18” Ceramic Tile Flooring in Wet Areas
- Knockdown Textured Walls and Ceiling
- Multiple Interior Paint Selections, with White Ceiling
- Painted Colonial Wood Trim
- 2 1/4” Designer Upgraded Moldings
- 5 1/4” Base Throughout
- 6-Panel Doors
- Kwikset Brushed Chrome Finish Door Handles
- White Window Frames with Clear Glass and Screens
- Marble Window Sills
- Utility Room with Washer & Dryer Connections (per plan)

ENERGY-SAVING & ELECTRICAL FEATURES
- 14 SEER (minimum) Energy-Efficient Heat Pump
- Programmable Thermostat
- Low E, Double Pane Windows with Tilt-In Sash
- Rapid Recovery 50-Gallon (minimum) Hot Water Heater
- R-30 Insulation in Living Area Ceilings
- R-4.2 FI-Foil Exterior Masonry Walls
- R-11 Batts On Frame Walls Between House and Garage
- Telephone Pre-wires (CAT 5 -2 per plan)
- Cable Pre-wires (RG6 - 5 per plan)
- Double Switch Ceiling Fans (Family Room and All Bedrooms)
- Garage Door Opener with 2 Remotes
- Rocker Electrical Switches
- Smoke and Carbon Monoxide Alarms
- 3 Exterior GFI Outlets
- Progress Lighting Modern Fixtures in Foyer, Nook and Dining Room (per plan) - Choice of Brushed Nickel or Antique Bronze
- Sealed LED Recessed Ceiling Lights in Kitchen (per plan)
- Dryer Vented to Exterior
- Air Conditioning Vents in Walk-In Closets (per plan)

SECURITY & SERVICE FEATURES
- Kwikset Deadbolt on Entry Door (Addl. Doors per plan)
- Peephole on Entry Door
- Taexx Built-In Pest Control System
- Anti-Termite Treatment
- Cluster or Individual Mail Box (per community)
- Pre-Construction Conference with Personal Construction Manager
- Continuous Contact with Sales and Construction Personnel
- Preferred Lender and Title Companies for Convenience and Customer Satisfaction
- Selection Studio Staffed by Design Professionals, Assisting Buyers with Selection Decisions

WARRANTY SATISFACTION
- One-Year Builders Limited Warranty
- 2-10 Home Buyers New Home Warranty
- Customer Satisfaction Survey

Eloise Oaks
Included Features
1. **14 SEER Heat Pump with Programmable Thermostat:** Energy-efficient equipment plus the convenience and money savings of programming when your A/C or heat runs.

2. **Low-E Double-Pane Windows:** Reduces heat radiating into your home & the tilt-in sash makes cleaning the glass a breeze.

3. **R-30 Ceiling & R-11 Foam Block Insulation:** Provides a barrier against heat entering your home and lowers energy bills.

4. **LED Recessed Kitchen Lighting:** Bulbs use just 10W (65W equivalent), providing up to 75% energy savings. Emit little heat and provide bright & evenly distributed lighting.

5. **Light Fixtures & Ceiling Fans:** Double switch fans with light in family room and all bedrooms plus fixtures in foyer, dining & nook.

6. **50-gallon Rapid-Recovery Water Heater:** Shower and run the wash at the same time! Heats water faster using less energy than a larger volume tank.

7. **Decorative Vanity Lighting:** Style and class for your bath.

8. **Ceramic Tiled Shower & Tub:** Durable, quality craftsmanship with decorative tile in the luxurious master bath.

9. **Luxury Master Bath:** Enjoy the extra elbow & storage space of dual vanities, a relaxing garden tub and separate shower.

10. **Whirlpool Appliances:** Sleek, modern styling with smooth-top range, microwave, dishwasher and side-by-side refrigerator (black or white).

11. **TAEXX Built-in Pest Control:** Eliminates pests before they get inside! Convenient servicing is done from the exterior of your home. No chemicals sprayed on inside surfaces, for your health.

12. **Architectural Shingles:** Durable, wind resistant and visually pleasing, plus covered by a limited-lifetime warranty.

13. **2-10 Home Buyers Warranty:** For your peace of mind, your investment is protected by the nation’s leading home warranty company with 2-years of mechanical systems coverage and 10-years of structural warranty protection.

14. **Valspar Two-Tone Interior Paint:** Multiple color choices with a classic white ceiling. Zero VOC for your health, superior coverage for longevity.

15. **36” Birch Wood Cabinets with Hardware:** Finely grained wood, hidden hinges, multiple colors to choose from, and your choice of knobs/pulls. Staggered with crown in the kitchen, raised vanities in the master bath.

16. **18” x 18” Ceramic Tile Flooring** (in wet areas): Durable, easy to maintain and repair, and adaptable to most styles.

Plus: Professional decorators at our Personal Selection Studio will help you personalize your new home to your style and needs!

*Included features and specifications are subject to change without notice. See your Community Sales Manager for details. CGC #058580

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