



Structural Integrity

- Concrete foundations with welded wire mesh reinforcement
- Masonry block walls on first floor with reinforced concrete bond beam
 - Full exterior cementitious finish
 - Bora Care termite treatment
- Professionally engineered roof trusses with hurricane clips & bracing
 - Wood framing on interior load bearing walls
 - Oriented strand board roof sheathing
- Heavy gauge 8' high steel garage doors with garage door opener, two remotes
 - Certainteed Designer Series dimensional shingle (choice of color)
 - Spacious truss covered lanai with ceiling fan pre-wire

Exterior Features

- Sherwin Williams® quality exterior paint with complimenting trim
 - 8'0" raised panel fiberglass entry door
 - Double pane Low E aluminum windows
- Two exterior electrical outlets (*minimum per plan*)
 - Two exterior hose bibs
 - Coach lights on garage front
- Multi-zoned sprinkler system with automatic timer & rain gauge
 - Designed landscape package
 - Fully sodded homesite with St. Augustine sod
 - Elegant paver entryway, walkway & drive
 - White PVC fence with 2 gates
 - Decorative mailbox

Interior Features

- Dramatic 10' ceilings heights per plan (*minimum height on first floor*)
 - 8' tall rear French doors
- Level 1. Engineered Wood floors throughout 1st. floor
 - Textured Spanish Lace ceiling finish
 - Textured Orange peel wall finish
 - Ceramic tile INCLUDED in
- Foyer, Kitchen & Breakfast Nook, Master & Secondary Baths
 - 5 1/4" baseboards in all areas
 - Air conditioning vents in master walk-in closets
 - Vinyl lined vented closet shelving
 - High quality stain resistant carpet
 - 8' two panel smooth finish decorative doors
- Thumb levered entry door hardware with deadbolt lock
 - Brushed Nickel finish knobs & hinges on all doors
 - In wall pest defense tubing system
 - Wood frame windows & sills, throughout
 - window trim 1st and 2nd floors
 - Crown Molding to 1st floor minus closets and baths

Energy Efficient Measures

- Two energy efficient heating & air conditioning systems.
 - 14-seer Carrier® heat pump
- Balanced air flow through return air conducts throughout home
 - Digital thermostat with multiple settings
 - R-50 blown or batt insulation over all living areas
 - R-4.2 foil vapor lock insulation in all exterior block walls
 - 52 gallon energy efficient hot water heater
 - Thermal sealant around all windows & exterior doors
 - Vinyl vented soffit & offset ridge vents for attic ventilation

Electrical Features

- Designer lighting package in Foyer, Breakfast Nook, Master & Secondary Baths
 - Rocker style light switches
 - Ceiling fan pre-wiring in Family Room, Living Room, Lanai, Master & Secondary Bedrooms
 - Centralized structural wiring panel
- Cat 5 telephone pre wiring—All bedrooms, family room, loft & study
- RG6 cable pre-wiring—All bedrooms, family room, loft & study
- Smoke detectors with battery backup
- Security System & key pad with sensors on all exterior openings

Gourmet Kitchen Features

- Breakfast Nook in all plans
- 42" Upper Maple cabinets with soft close doors & drawers
- Large pantry with ventilated shelves
- LVI Granite counter tops with standard edge
- Stainless Steel Undermount Sink
- Moen® Brushed Nickel faucet
 - Recessed can lighting
 - Decorative tile backsplash
- Whirlpool® Stainless Steel Appliances
 - Whirlpool® Built-in In-Drawer microwave
 - Whirlpool® Built-in dishwasher
- Double wall oven with separate cook top
 - 1/3 hp garbage disposal
 - Ice maker water supply line
- Stainless Steel Range Hood vented to exterior

Master Bathroom Features

- Garden tub with walk-in separate shower
- Moen® Brushed Nickel faucets
 - Shower glass enclosure
- Elongated 1.6 gallon water saver commodes
 - Elegant tile on tub deck & shower wall
 - Ceramic tile on floor
- LVI Granite counter tops with standard edge
 - Elevated vanities
- Wood cabinetry with multiple drawer space

Secondary Bathroom Features

- Ceramic tiled shower, extended to 8'
 - Premium porcelain lavatory
- Moen® Brushed Nickel faucets
 - Pedestal sinks in powder bath
- Elongated 1.6 gallon water saver commodes
 - Elevated vanities
- Wood cabinetry with multiple drawer space

Quality Assurance

- Shimberg Homes 1 Year Warranty
- Centricity 10 Year Home Warranty
- Pre-Construction owner's orientation to review
 - Quality of workmanship & materials
 - Pre-drywall owner's meeting
- Pre-Closing orientation & demonstration of new home