



**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 door opener, two remotes  
Certainteed Designer Series dimensional shingle  
Spacious truss covered lanai with ceiling fan pre-wire

**Exterior Features**

Quality exterior paint with complementing trim  
8'0" raised panel fiberglass entry door  
Double pane Low E aluminum windows  
Bronze impact 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  
8' tall rear French doors  
Level 2 Engineered Wood floors throughout (excluding baths & laundry)  
Solid wood stair treads w/white risers  
Textured Spanish Lace ceiling finish  
Textured Orange peel wall finish  
7 1/4" baseboards in all areas  
Air conditioning vents in master walk-in closets  
Vinyl lined vented closet shelving  
8' two panel smooth finish decorative doors  
Thumb levered entry door hardware with deadbolt lock  
Black finish knobs & hinges on all doors  
In wall pest defense tubing system  
Wood frame windows & sills, 1st and 2nd floors  
Crown Molding to 1st floor and Master Bedroom excluding closets, baths

**Energy Efficient Measures**

Two energy efficient heating & air conditioning systems,  
16-seer heat pump  
Balanced air flow through return air conducts throughout home  
Digital thermostat with multiple settings  
R20 spray foam in attic  
R-4.2 foil vapor lock insulation in all exterior block walls  
Dual tankless 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, 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 6 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  
42" Upper Maple cabinets with soft close doors & drawers  
Large Walk-in and Butler's Pantry with ventilated shelves  
LV1 Quartz counter tops with standard edge  
Stainless Steel Undermount Sink  
Premium Moen® faucet  
Recessed can lighting  
Full height Quartz backsplash  
Jenn-Air® Stainless Steel Appliances  
Jenn-Air® Built-in In-Drawer microwave  
Jenn-Air® Built-in dishwasher  
Double wall oven with separate cook top (Gas)  
1/3 hp garbage disposal  
Ice maker water supply line  
Stainless Steel Range Hood vented to exterior

**Master Bathroom Features**

Stand alone tub with walk-in dual shower heads shower  
Moen® faucets  
Frameless Shower glass enclosure  
Elongated 1.6 gallon water saver commodes  
Elegant ceramic tile on floor and shower wall  
LV1 Quartz counter tops with standard edge  
Elevated vanities  
Wood cabinetry with multiple drawer space

**Secondary Bathroom Features**

Ceramic tiled shower  
Premium porcelain lavatory  
Moen® faucets  
Upgraded Pedestal sink 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

