



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 brick paver entryway
 Decorative mailbox

Interior Features

Dramatic 10' ceilings heights per plan (*minimum height on first floor*)
 8' tall French doors
 Decorative arched entryways throughout the home
 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, first floor

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-30 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
 LV1 Granite counter tops with standard edge
 Stainless Steel Undermount Sink
 Moen® Brushed Nickel faucet
 Recessed can lighting
 Decorative tile backsplash
 Whirlpool® Stainless Steel Appliances
 Built-in microwave
 Built-in dishwasher
 Double wall oven with separate cook top
 1/3 hp garbage disposal
 Ice maker water supply line

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
 LV1 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