Clearfield Series

LUXURY FEATURES LIST

SHIMBERG HOMES

Structural Integrity
Concrete foundations with welded wire mesh reinforcement
Masonry block walls on first floor with reinforced concrete bond beam
Full exterior cementitious finish with siding and brick accents
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 opener & two remotes
CertainTeed Designer Series dimensional shingle
Spacious truss-covered lanai with ceiling fan pre-wiring

Exterior Features
Quality exterior paint with complementing trim
8'0" raised panel fiberglass entry door
Double pane Low E impact 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
Pavers on front porch
Decorative mailbox
Pre-plumb gas stub-out for future exterior grill
Fully Fenced Yard with PVC privacy fencing

Interior Features
10' ceiling heights on first and second floors
8' tall French doors
Barn door at first-floor living room
Textured Spanish Lace ceiling finish
Textured Orange peel wall finish
Baseboards in all areas
Air conditioning vents in master walk-in closets
Vinyl lined vented closet shelving
8' two-panel smooth-finish decorative doors on 1st and 2nd floors
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, 1st floor
Wood sills only, 2nd floor
RevWood laminate flooring throughout

Clearfield Series Energy Efficient Measures
Dual zoned energy efficient heating & air conditioning systems, 14 SEER heat pump
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
Tankless gas 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 Master & Secondary Baths
Rocker style light switches
Ceiling fan pre-wiring in Family Room, Living Room, Lanai, Master & Secondary Bedrooms
Centralized structural wiring panel
Cat6 telephone pre-wiring in all bedrooms, family room, loft & study
RG6 cable pre-wiring in all bedrooms, family room, loft & study
Raised TV outlets in master bedroom and family room
Smoke detectors with battery backup
Security system & keypad with sensors on all 1st floor exterior openings

Gourmet Kitchen Features
Breakfast Nook in all plans
42" Upper Maple cabinets with soft-close doors & drawers
Built-in pull-out double trash can in island
Finished wood island wrap on back
Level I Quartz counter tops with standard edge (choice of color)
Stainless Steel Undermount Sink
Moen® chrome faucet
Recessed can lighting
Decorative tile backsplash
Whirlpool® Stainless Steel Appliances
Built-in microwave/oven combo
Built-in dishwasher
36" Gas cooktop with stainless steel hood
1/3 hp garbage disposal
Ice maker water supply line

Master Bathroom Features
Freestanding tub with walk-in shower
Moen® chrome faucets
Frameless shower glass enclosure
Elongated 1.6 gallon water saver commodes
Elegant level II tile on floor & shower wall
Level I Quartz counter tops with standard edge (choice of color)
Elevated vanities
Wood cabinetry with multiple drawer space

Secondary Bathroom Features
Elegant level II shower tile (choice of color)
Premium porcelain lavatory
Moen® chrome 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
Maverick 10 Year Home Warranty
Owner's pre-construction orientation: workmanship & materials
Pre-drywall owner's meeting
Pre-closing orientation & demonstration of new home

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Luxury Custom Features designed & included exclusively by R. Shimberg Homes, Inc. Broker Participation Welcome.
For more information about our homes, call Troy Glaves,
Sr. Director of New Home Sales & Marketing, 813.778.2679 or visit

www.shimberghomes.com

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EQUAL HOUSING OPPORTUNITY

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