

Pablo Creek Lot 269

Revised 6-23-15

Exterior Design

- Mediterranean Style Home
- Lakefront home site with soaring glass views of lake & pool areas
- Outdoor living with 1st floor fireplace, TV area, large seating area, & summer kitchen area, with 2nd floor balcony overlooking lake

Kitchen Features

- Large open kitchen with wrap around cabinet layout and custom large island for seating
- Maple cabinets with 42" uppers
- Professional 36" Thermador gas range top cooktop with Thermador convection oven, microwave, & dishwasher
- Pot filler faucet over gas cooktop
- Upgraded granite tops, tiled kitchen backsplash, & under-cabinet lighting
- Stainless steel kitchen sink & faucet

Bath Features

- Free-standing soaking tub in owners bathroom
- Owners bathroom walk-in wrap-around sunken shower with glass opening & dual shower heads
- Granite & solid surface tops
- Full height vanities throughout
- Porcelain tiles in bathrooms
- Specialty tile designs
- Upgraded designer-chosen stainless steel & chrome faucets
- Framed mirrors in owners
- Full length mirrors across other vanities
- GFI protected outlets in wet areas
- Upgraded denshield tile backer in wet areas with waterproof coating covering entire board, corners, & joints

Interior Detailing

- 2-story great room with wrap bridge & upstairs loft
- 10' & 2-story ceilings downstairs & 9' ceilings upstairs
- Stained ceiling beams over 2-story great room
- Painted wood ceiling in owners bedroom
- Smooth painted ceilings throughout with upgraded level 5 drywall primer
- Wood flooring in foyer, kitchen, dining, great room, mud room, & downstairs hallways
- Upgraded stain blocker carpet selections in other rooms
- Mud room with cubbies, bench seat, hooks
- Laundry room large area of cabinets, drop in laundry sink, window for better natural lighting, & porcelain tile
- Upgraded 7.25" baseboard in main areas with 5.25" in secondary areas, & 3.5" door casing
- Cased windows in main areas with custom wood window sills in other areas
- 7.25" & 5" crown molding in most main areas
- Wood stairs with custom railing
- Upgraded wood type ventilated owners closet shelving, vinyl ventilated shelving in other closets
- Dramatic recess lighting, ceiling fans, braced chandeliers, decora switches, smoke/carbon monoxide detectors throughout
- Large kitchen pantry under stairs
- Solid core molded interior doors
- Structured wiring for tv/computers /phones, audio, & security prewiring

Exterior Features

- Oversized 3-car garage with upgraded carriage style doors
- Pool supplies storage closet
- Upgraded white vinyl double pane insulated windows with low E glass
- Upgraded white vinyl 16' x 8' & 12' x 8' sliding glass doors with low E glass
- Upgraded synthetic cementitious finish (upgraded stucco type) with color in mix
- Custom front doors & fiberglass exterior doors with double pane glass
- Summer kitchen with stainless steel sink and bar faucet, granite top, stucco sides, & stainless steel door
- Homeowner supplied gas grill to be connected to buried propane gas tank
- Exterior lanai gas fireplace & stone surround
- Upgraded fiber cement dark painted soffits
- 6" Tongue and groove stained porch ceilings
- Concrete roof tiles with waterproof peel & stick underlayment
- Professionally designed landscape package with full lot coverage irrigation system
- Exterior shower & 4 exterior hose bibs
- Landscape lighting prewired, four exterior double spotlights, & exterior waterproof outlets
- Concrete paver driveway, walkway, front porch, & front steps
- Engineered concrete block foundation with 3000 PSI fiber concrete, & testing lab on-site during concrete pour
- Termidor underslab Termite repair bond
- R-19 wall insulation & R-30 ceiling insulation
- Vinyl double pane **Low-E glass** windows
- 14 SEER HVAC multi-zone system, digital programmable thermostats, & fully ducted return air system
- House undergoes energy calculations to ensure efficient HVAC design
- House Engineered to newest Florida Building, Wind, & Energy Codes
- One year Builder & 10-year Structural Bonded Builders Warranties

Energy Saving & Structural Features

- Full gas package with 5 gas locations; includes tankless Rinnai water heaters & gas cooktop
- 2x6 engineered wood frame construction with hurricane tie down, air/water infiltration barrier, sealed walls, plates, & foundations