

LUXURY FEATURES HIGHLIGHTS

Ultramodern Series

STANDARD EXTERIOR

- A custom-designed home specifically for the unique topography of the property. UMDG always strives to take advantage of any sloping terrain to include the maximization of all views for your living enjoyment
- CBS exterior construction primary floors
- 25-Year Architectural Shingles
- Elegant exterior color palettes feature Sherwin Williams prime paint veneers
- Beautifully textured stucco finish
- Rich stone and Hardie-board Siding add architectural design enhancements per plan and elevation
- Engineered steel garage doors to meet the new 2020 Building Code with ultra-grain stain finish, including an automatic opener with two remotes to operate the door
- Grand design 8' Insulated exterior doors with glass insert features
- Limited maintenance of aluminum fascia per elevation
- Sodded and lush, professionally designed landscaping
- Minimum 2 exterior garden hose connections
- Concrete driveways and walkways
- Stylish coach lights (per plan)

STANDARD BATHROOM

- Ceramic tile surrounding tubs and shower/tub combos
- Quartzite countertops with a decorative edge
- Featured Design faucets
- Elongated comfort height commodes
- Spa-like owner's shower
- Elegant, free-standing tub in owner's bath (per plan)

STANDARD INTERIOR

- Minimum 9'-4"/ 10'-0" ceiling heights.
 - Vaulted ceiling heights, variable per plan.
 - LVT in your choice of colors installed.
 - 6'-8" and 8' raised interior panel doors (plan dependent).
- with satin nickel finish for interior door hardware.
- Lightly textured interior walls.
 - Custom textured ceilings.
 - 5-1/4" baseboard trim.

STANDARD KITCHEN

- Efficient designs with generous cabinet space and extra pantry storage
- Laminate countertops
- Stainless Steel Appliances
- Built-in 36" Cooktop with Sealed Somers
- Built-in Combination Microwave/Standard Wall Oven
- Tall Tub Dishwasher- Stainless Steel Interior with hidden controls
- Waterline for a refrigerator
- Designer cabinetry with 30" wall cabinets (standard)
- ½ HP garbage disposal
- Stainless steel 50/50 under-mount sink
- Pull out faucet

There are many more outstanding builder features in your new Ultramodern Development Group homes, with various design options and alternative selections allowing you to tailor your brand-new home to your taste and lifestyle.

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ENERGY SAVING & ELECTRICAL

- Energy-saving low E double panel vinyl windows
- R-30 Attic Insulation (standard)
- Low-cost natural gas for cooking, clothes dryer, and hot water. (If there is community availability.)
- R-19 insulation in exterior framed 2"x 6" walls
- R-7.1 foil insulation on exterior block walls
- Energy-saving programmable thermostats
- Minimum 15 SEER Carrier air conditioning system
- Ceiling fan prewired outlets (per plan)
- Smoke detectors with battery backup
- Carbon monoxide detectors with battery backup (per plan)
- Recessed lighting (per plan)
- Carbon monoxide detectors with battery backup (per plan)
- Decorative rocker switches throughout
- Two waterproof exterior electrical outlets
- Modern, energy-saving LED bulbs
- Front door chime
- Prewired for cable TV and internet, choice of 6 drops
- Security System

ADDITIONAL UPGRADE OPTIONS

- Elegant Wine fridge available
- Elegant and durable brick pavers on driveways and walkways
- 18" x18" tile flooring is available upon the customer's request
- Coffered ceilings in owner's suite
- Designer cabinetry with 42" wall cabinets with crown molding, light rails, and undercabinet lighting
- Quartz countertops with a decorative edge
- Full tile backsplash
- Custom pantry design with addition island with or w/o rollers.
- Additional second island in kitchen
- Lcynene Attic Spray Open Cell Foam Insulation
- On-Q structured wire panel included (per plan)
- Extended Lanai and Veranda options to maximize your outdoor living
- Wood ceilings on lanais, balconies, and front entries
- Custom closet upgrades to maximize space
- Whole-home central vacuum system
- Custom wiring for cable TV, internet, surround sound systems and security systems to meet your individual needs
- Customized pools, hot tubs, and spas
- Outdoor fireplaces and fire pits
- Summer kitchens
- Entry way décor wall

Ask your new home designer about any additional optional features you desire in your new home at Ultramodern Development Group.

