

# Otter Creek Landing

## Twinhomes: Included Features

### DISTINCTIVE EXTERIORS:

- Architecturally Designed Exteriors with Modern Finishes
- Custom Aluminum Powder Coated Sunshades
- Stone Exterior Accents
- High Quality Vinyl Siding
- LP Window Wraps on All Sides
- Landmark 30-Year Roof Shingles
- Steel R17 Insulated Overhead Door with Remote Opener
- Steel Insulated Front Door and Garage Entry Doors
- Exterior Water Spigots per Plan
- Exterior Outlets (2)
- Asphalt Driveway and 4ft Concrete Garage Aprons
- Concrete Sidewalk & Front Stoop
- Maintenance-Free 10.5'x5' Aluminum Balconies
- Sodded Yards
- Lawn Irrigation System
- Front & Rear Door Lighting
- Gutters per Plan

### THOUGHTFULLY PLANNED INTERIORS:

- 9' Ceiling Height on All Levels per Plan
- High Quality LUP Flooring in Foyers, Dining, Living, Kitchen, Laundry and Bathroom Areas
- Carpet with 6lb Carpet Pad
- Lighting & Plumbing Package in Matte Black Finish
- Matte Black Hardware on Cabinets & Doors
- RG6 Cable Outlets with Ethernet Ports
- Ventilated Vinyl-Coated Steel Shelving in Pantry & Closets
- Orange Peel Textured Ceilings
- Prefinished White Trim & Interior Doors
- Drywall Window Jams for Modern Finish
- Hallman Lindsay Interior Paint (Harrow Gate)
- 2 Coat Paint Application Process for Improved Finish
- Probrico Designer Interior Door Levers

### DREAM KITCHEN & BATH:

- Custom Paint Grade Maple Cabinets with Soft Close Door Hinges & Drawer Slides
- 3CM Quartz Countertops in Kitchen
- 3'x6' Subway Tiled Backsplash
- Large Walk-In Style Pantry
- 50/50 Double Bowl Undermount Stainless Steel Sink
- Stainless Steel GE Microwave
- Stainless Steel GE Dishwasher
- Stainless Steel GE Smooth Top Range
- Stainless Steel GE Refrigerator with Ice Maker and Water Line
- LED Lighting Package
- Delta Plumbing Fixtures
- Double Bowl Sink in Owners Bath
- Fully Integrated Cultured Marble Vanity Tops in Baths
- Gerber Maxwell Commodes with ADA Heights & Elongated Bowls in all Bathrooms
- Framed White Mirrors Over All Baths per Plan
- High Quality, Low Maintenance, Warm Rain Showers & Bathtubs

### STRUCTURAL & MECHANICAL INTEGRITY:

- Insulated and Poly Uaper Sealed Poured Concrete Foundation
- Waterproofing with Insulation per Plan
- Engineered Floor Truss System
- Energy Recovery Ventilation System (ERV)
- Continuous Run Corrosion Resistant Water Piping System
- Maintenance Free Soffits, Fascia, Siding & Windows
- 100-AMP Electrical Service Plan

### WHOLE HOME FEATURES:

- 96% Efficient Furnace
- 13 SEER Air Conditioner
- R-60 Attic Insulation
- R-19 Wall Insulation
- Closed Cell Spray Foamed Insulated Rim
- Interconnected Carbon Monoxide/Smoke Detectors
- High Performance, Low-E, Energy Efficient Windows
- 50 Gallon Water Heater