



## *Amelia Park*

*Amelia Island, Florida*

# FEATURES & SPECIFICATIONS

## EXTERIOR/INTERIOR DESIGN

- *Architecture Design*
- *Porches, Breezeways & Private Courtyards*
- *10' or volume ceilings throughout, per plan*
- *5 1/4" Baseboards in formal areas*
- *5 1/4" Crown molding in formal areas*
- *Vinyl Insulated Double Pane windows*
- *Hardi-lap low maintenance exteriors*
- *Architecturally paneled two-car garage doors with remote openers*

## KITCHEN / BREAKFAST AREA

- *Stainless Steel appliance package*  
*Appliance package to include 36" solid surface free standing range, microwave hood, dishwasher and garbage disposal*
- *Maple cabinets from seller's standard selection*
- *42" upper cabinets with crown molding*
- *Granite countertops*
- *Stainless under mount sink with Moen faucet*
- *Icemaker line installed (refrigerator optional)*
- *18" x 18" Ceramic tile floors in kitchen, cafe, and laundry*

## BATHROOMS

- *Owner's baths include separate shower with glass enclosure (per plan)*
- *18" x 18" Ceramic tile floors in all baths*
- *Cultured marble counters with integral bowls*
- *Adult Height Raised vanities*
- *Moen faucets*

## CONSTRUCTION

- *30-year Dimensional Roofing Shingles*
- *Professionally landscaped yard with fully automatic irrigation system*
- *"Knockdown" texture on ceiling*
- *Pull-down stairs in garage to floored storage area (per plan)*
- *Concrete driveways*
- *R-30 ceiling insulation over all living areas, R-13 in exterior walls*
- *Caulking and sealing for energy efficiency*

## ELECTRICAL

- *200-amp electrical service*
- *Generous allowance for Light Fixtures*
- *Pre-wired for ceiling fans and/or lights*
- *Structural wiring system to include tech port telephone, cable, future satellite and HDTV*
- *Pre-wired for security system*
- *Exterior lights per plan*
- *Exterior waterproof outlet per plan*

## PLUMBING

- *CPVC distribution system*
- *Energy efficient water heater*
- *Exterior hose bibs per plan*

## AIR CONDITIONING

- *High efficiency air-to-air heat pump*
- *Flex-duct air distribution system*
- *Air returns in all bedrooms*