



## 40' Lot Custom Standard Features

### Heron Isles

#### Interior Features

- Stain Resistant Carpet w/5 year wear Warranty and 6lb Rebond padding
- Decorative Nickel Finish Lighting and Nickel Finish Door Hardware
- Knockdown Ceiling Texture throughout
- Smoke Detectors per code
- Tempered Sliding Glass Door (per plan)
- Colonial Trim w/6 Panel interior doors
- Mirrored By-Pass Closet Doors (per plan)
- Full Washer/Dryer Connections (Vented Outside)
- Front Door Chime
- Ceiling Treatments in Great Room With Plant Shelf (per plan)
- Vinyl Coated Ventilated Shelving in Closets
- Phone Jacks (Category 5 for Computer) in Bedrooms and Kitchen (4 Max.)
- Cable TV Jacks (RG-6) Bedrooms & Family Room (4 Max.)
- Ceiling Fan Pre-wire and Bracing in Bedrooms and Family/Great Room (4 Max.)
- Pre-wire for Garage Door Opener
- 2"x 4" - 16" O.C. Stud Walls Throughout

#### Specially Designed Kitchens

- Maple Custom Flat Panel Cabinets w/30" uppers
- Designer Laminate Countertops
- Stainless Steel Double Sink
- Single Lever Chrome Faucet w/Sprayer
- Whirlpool Appliance Package:
  - Smooth Top Self Cleaning Range
  - Built in 6-Cycle Dishwasher
  - ½ Horsepower Disposal
- Pre-Plumbed Icemaker valve
- Easy Care Vinyl Flooring
- Bright Fluorescent Lighting

#### Custom Baths

- Designer Fiberglass Tub/Shower Unit
- Single Lever Chrome Faucets
- Decorative Laminate Vanity Tops
- Hollywood Lighting above Mirrors
- Easy Care Vinyl Flooring
- Full Length Mirrors
- Maple Custom Flat Panel Vanities

#### Exterior Features

- Full 'Traditional' Hard Stucco all 4 sides w/Vinyl Soffit
- 25 Year Fiberglass Shingles
- Hurricane Rated Steel Textured Garage Door
- Concrete Sidewalks/Patios
- Weather Proof Outlets (front/rear)
- Nickel Kwikset Door Hardware
- 5 Pallets of Sod
- Assorted Plants & 2 Trees with Mulched Beds
- Corrugated Steel Hurricane Shutters (per code)

#### Energy Saving Features

- ✔ A Sealant is used around the exterior perimeter of the slab to prevent air intrusion
- ✔ Protective Moisture Barrier House Wrap
- ✔ R-13 Insulation in Exterior Walls
- ✔ R-30 Ceiling Insulation
- ✔ 13.00 SEER High Efficiency Air-to-Air Heat Pump With Return Air Ducts in Each Room
- ✔ Insulated Steel Front Door
- ✔ 50 Gal. Quick Recovery Electric Water Heater
- ✔ Dryer Vented to Outside
- ✔ Double Pane LOW-E White Vinyl Framed Easy Clean Windows w/10 Year Mfg. Limited Warranty
- ✔ Ventilated Soffits and Roof Vents for Attic Air Circulation

#### Structural Features

- ½" High Density Drywall
- Monolithic Slab w/#5 Rebar Steel Reinforcement
- CPVC Plumbing
- Professionally Engineered Steel Tie Down Cables for High Wind Resistance /Meets Hurricane Zone Building Code
- Professionally Engineered Roof Truss System
- Professionally Engineered Wood Frame Construction

#### Warranty

- One-Year Builder's Warranty
- Two-Year Electrical, Plumbing and Mechanical Systems Warranty
- Ten-Year Major Structural Defects Warranty Meets FHA/VA Requirements

#### Buyer's Assurance Program

- Plan Review
- Frame Walk
- Pre-Closing Walk
- Final Walk - Closing Day

**Ask about our Move-In Package!**

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25 Years Building in N.E. Florida / S.E. Georgia

