

LAKESIDE LANDINGS STANDARD FEATURES

CONSTRUCTION

- Superior foundation consisting of: 3000-PSI concrete floor slab, reinforced with fiber mesh and steel per plan over a 6 mil visqueen vapor barrier on compacted fill.
- Termite treatment with one-year warranty
- Concrete block exterior walls, topped with a steel and concrete lintel beam
- Pressure treated wood wherever wood and masonry make contact
- Engineered roof trusses, strapped to the lintel beam with hurricane rated fasteners
- Continuous aluminum ventilated soffit under roof overhangs
- Dimensional asphalt shingle roof

ENERGY EFFICIENCY

- 15 Seer A/C systems
- R-30 fiberglass insulation in ceiling over living area
- R4.1 foil insulation on all exterior block walls
- Foil faced roof sheathing
- Double pane low E windows and sliding glass doors

EXTERIOR

- St. Augustine sod on front, sides, and rear yard
- Master water irrigation system
- Professional landscaping package
- Paver driveway and walkways, per plan
- Concrete lanai, per plan w/indoor - outdoor carpet
- Six panel fiberglass entry door w/decorative glass
- Sherwin Williams paint on exterior walls and trim

INTERIOR

- Vinyl covered ventilated shelving
- 5 1/4" deluxe baseboard trim
- Drywall on interior walls w/knockdown finish
- Drywall plant shelf, per plan
- Corian windowsills
- 6 panel raised interior doors
- Fully trimmed bi - fold doors
- 18 x 18 ceramic tile flooring in foyer, kitchen, bath, breakfast and laundry room
- Shaw carpet with 8 lb/one color throughout
- Sherwin Williams paint on interior walls, ceiling and trim

LAUNDRY

- Kenmore Electric High Efficiency Washer and Dryer
- Vinyl covered ventilated shelving above washer/dryer
- Kohler Laundry tub and Kohler Faucet w/ cabinet, per plan

KITCHEN (WHITE OR BLACK APPLIANCES)

- Kenmore 28CF Elite Refrigerator/French Door w/Bottom Freezer
- Kenmore Elite Range w/Double Ovens
- Kenmore Elite Dishwasher
- Kenmore Elite Microwave w/Convection Technology

- 1/2 HP Garbage Disposal
- Full overlay cabinets, choice of finishes, flat, square, or arch raised panel
- Solid surface countertops, choice of colors
- Kohler Faucet w/sprayer/brushed nickel
- Choice of knobs and hardware for cabinets

BATHROOMS

- Full overlay cabinets, choice of finishes, flat, square, or arch raised panel
- Full width mirror over vanities
- Ceramic wall tile in shower area with decorative listellos
- Raised vanities with solid surface countertops
- Kohler single lever faucet/brushed nickel
- Towel bar and TP holder/brushed nickel
- 2 Towel bars in master bath and towel ring
- Roman shower, per plan
- Kohler Comfort Height Elongated raised toilets
- Vented exhaust fans in master and guest baths
- Recessed tile niches in shower areas in master and guest baths

PLUMBING

- High Efficiency 50 Gal. Electric Water Heater
- 2 exterior hose bibs
- CPVC water lines
- PVC waste and vent lines

ELECTRICAL

- Premium brushed nickel lighting package
- Pre-wire for ceiling fans, in bedrooms, living area and lanai
- Recessed interior and exterior lighting, per plan
- 200 AMP electrical service, per plan
- Exterior weatherproof outlets, per plan
- Smoke/carbon monoxide detectors, per plan
- Pre-wired for security system
- Telephone outlets in living areas to include kitchen and den
- Cable outlets in living areas, den and kitchen
- Decora rocker electrical switches
- Front door chime
- Exterior coach lights per plan

GARAGE

- Two car garage w/doors, per plan
- Garage door opener w/2 remotes
- Insulated overhead garage door
- Florescent lighting
- Color Coated garage floor



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