

# STANDARD FEATURES | Emerald Plantation

## COMMUNITY

- Preserved tree scape neighborhood
- Community sidewalks
- Covenant restricted community
- Pool and Pavillion

## OUTSIDE YOUR HOME

- \* Certified compacted house foundation
- Reinforced steel concrete slab foundation as required per lot
- \* Renewable retreat and repair termite bond
- Hurricane tie-down system per code
- 15/32" OSB plywood on exterior walls
- Elevation option A with shake
- Exterior- James Hardie - Concrete siding w/ 6" vinyl corners
- Raised panel shutters per plan, front only
- Aluminum Fascia and Vinyl Soffits
- 30 year Architectural shingles on roof
- Rain diverters over exterior doors
- \* Energy efficient white vinyl tilt sash low-E windows with grid and screens
- Decorative entryway with 6 panel insulated fiberglass front doors
- Keyless Front Door Entry
- Brushed nickel front door hardware
- Deadbolts on all exterior doors per plan
- Concrete driveway, walkway and 12' x 12' patio where applicable
- Manual garage door with carriage style hardware

## INSIDE YOUR HOME

- Smooth walls and ceilings, both painted frosted white
- Squared drywall corners
- \* Ceiling heights 9' (first floor) and 8' (second floor)  
Volume ceilings per plan
- \* 25 oz. stain resistant carpet with 6 lb. rebond pad by Shaw®
- Rockport style interior doors
- Brushed nickel finish door hardware
- \* Stained kitchen cabinetry with recessed panel doors and staggered 36" upper cabinets

- Stained bath cabinetry with recessed panel doors
- Raised 34" high vanity cabinet in all full baths
- Laminate countertops in full bathrooms
- Level 1 Granite countertops in Kitchen
- \* Sheet Mirrors in all bathrooms
- Wire shelving throughout
- \* Tight mesh wire shelving in pantry
- \* Free slide shelving in all bedroom closets
- \* Chrome bath accessories: towel ring, towel bar and toilet paper holder
- Garage complete with drywall & prime coat

## APPLIANCES

- \* Energy efficient microwave/hood combination
- Smooth-top black or white self cleaning electric range
- Black or white multi-cycle dishwasher

## ELECTRICAL

- Designer lighting package in satin nickel and white
- 150 amp electric service panel
- White switches, receptacles and outlet covers
- Doorbell
- \* LED light bulbs in all covered fixtures
- Smoke and carbon monoxide detectors per code
- Pre-wire cable in family room, bonus, loft & all bedrooms
- Pre-wire phone in kitchen, bonus, loft and Master Bedroom
- 4-6 Disk lights in kitchen
- 2 exterior weatherproof outlets
- One USB receptacle in Kitchen

## LANDSCAPING

- Sodded yard up to 20 pallets with irrigation system
- Shared CPU mailbox with Key

## ENVIRONMENTAL & ENERGY SAVING

- 14 SEER high efficiency HVAC system
- Heat pump with Puron refrigerant
- Open Cell Spray Foam Insulation in Roof Deck
- Sealed wall penetrations and sealed treated sole plates
- Vented exhaust fan in baths
- \* Blower door test
- \* 2 Programmable thermostats

## PLUMBING

- Tile-embossed tub/shower combination, 42" in Master Bathroom ~ 30" in Secondary Bathrooms
- \* Water-saving single lever chrome bath faucets
- \* Water-saving chrome showerheads
- Corner Shelf in Tiled Showers
- One sink in master bathroom
- One sink in secondary bathroom
- Gerber white pedestal sink in powder bath per plan
- Elongated low flow toilets
- Quick recovery electric water heater per plan
- Two exterior hose bibs
- Stainless steel double bowl drop-in kitchen sink
- \* Water-saving Chrome Pull-Out Sprayer Faucet in kitchen

## QUALITY ASSURANCE & WARRANTY

- 1 hour of professional design consultation during selection for presales
- New 2-10 Home Buyers Warranty
- Homeowner orientation prior to closing
- 2-10 Warranty care department with online customer service request

\*\*Specific materials are subject to change due to availability. Prices subject to change without notice.

