

CARRIAGE SERIES

INCLUDED LUXURY FEATURES

On Top of
the World



DESIGNER INTERIOR ELEMENTS

- 6'8" Colonial style raised panel interior doors
- 8' Craftsman style ¼ lite fiberglass entry door
- 6'8" closet doors, per plan
- Colonial style 3 ¼" painted wood baseboards and trim
- 9'4" knockdown textured ceilings and orange peel walls
- Solid surface window sills
- Sherwin Williams® latex paint on interior walls and ceilings with eggshell finish in Pure White
- Superslide® (ventilated) vinyl-coated closet shelving
- Stain-resistant carpet with 6 lb, high-density pad
- Upgraded 18"x18" Mohawk® ceramic tile flooring in foyer and all wet areas in choice of color
- Pre-plumbed for laundry tub
- Washer/gas dryer connection

EXCEPTIONAL KITCHEN

- 36" Wellborn® oak cabinetry with hidden hinges
- Beautiful cabinet hardware in choice of color
- 3 cm Granite countertop with stainless undermount 50/50 bowl sink
- Delta® Classic Collection single lever chrome faucet with separate pull out spray
- Convenient, spacious pantry
- GE® Appliance Package:
 - 30" self-cleaning, natural gas range
 - Multi-cycle, automatic, energy efficient dishwasher
 - Over-the-Range Microwave/Hood combination, vented to outside
 - Choice of color: black or white
 - ½ HP food waste disposal
- Ice maker line with shut off for refrigerator

LUXURY BATHROOMS

- Wellborn® 36" comfort height oak vanity with hidden hinges
- Beautiful cabinet hardware in choice of color
- Quartz vanity tops with white China under mount sink
- Delta® Classic Collection WaterSense® chrome faucets
- 42" high full width mirrors over vanities
- Mohawk® 6"x6" wall all tile in master bath
- Kohler® Sterling® Vikrell® tub and wall surround in guest baths, per plan
- Kohler® Sterling® elongated, Comfort Height® toilets with Pro Force® flushing technology

PEACE OF MIND AND COMFORT

- Zero entry at front door
- Kwikset® lever door hardware
- FireX® smoke and carbon monoxide detector system
- Rocker electrical switches
- Digital, programmable thermostat
- Safety grab bar in showers

SMART HOME WI-FI ENABLED DEVICES

- Amazon Echo Show
- Two (2) Amazon Echo Spot Devices
- Amazon Fire TV
- Ring Doorbell
- LiftMaster® 1/2 HP garage door opener
- Ecobee Lite 3 digital, programmable thermostat
- **Lutron Smart Home Lighting Package**
 - Smart Bridge Pro Hub
 - Six (6) Smart Lighting Dimmer Switches
 - Three (3) Pico Lighting Remotes
- Hunter® multi-zoned irrigation system with timer and rain sensor

Green indicates energy performance features.



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amazon

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QUALITY CONSTRUCTION

- Energy producing solar panels, up to 4.2 KW of electricity***
- Centricity® ten (10) year structural warranty
- 2,500 psi fiber reinforced monolithic concrete slab construction
- Quality steel reinforced concrete block construction
- Metal stud construction featuring:
 - Interior partition walls 2" x 4" metal studs, 16" on center
- Aluminum soffit and fascia system featuring ridge vents and flow through soffit system
- 50-year, fiberglass architectural/dimensional shingles, Quik Felt synthetic underlayment with distinctive roof pitch
- Underground utilities
- Central water and sewer system
- Fully piped for natural gas
- Superior quality CPVC water lines under slab
- R30 insulation over living area
- Whole house fresh air exchange for improved air quality
- Lennox® high efficiency minimum 15 SEER A/C system with ten (10) year limited warranty
- Energy efficient, sealed combustion natural gas furnace
- 3/4" rigid R5, foam board insulation on exterior walls
- Enhanced low-E glass insulated double pane, single-hung, argon gas filled, vinyl framed windows with screens
- Radiant barrier on roof sheathing for maximum sun and heat protection

ELECTRICAL SPECIFICATIONS

- Two (2) Combo Outlets that include CAT 5 Structured Wiring for Phone/Computer/Fax Line and RG6 Shielded Coaxial Cable for Television, Home Run to Central Distribution Box
- Three (3) designated ceiling fan/light pre-wires, switched separately
- GFI receptacles in kitchen, bath and garage

- One (1) combination outlet/USB charger in Master Bedroom
- Rheem® 40-gallon natural gas water heater
- Recessed lighting throughout kitchen
- Whole house energy-efficient LED lighting package
- Decorative lamp post with photocell and front entry light
- Pre-wire for two (2) exterior coach lights
- Door chime with lighted push button
- Wifi access point*
- Fiber-to-the-home Active Ethernet connection**
- Weatherproof GFI exterior receptacles

WARRANTY / LOW MAINTENANCE FEATURES

- Centricity® ten (10) year structural warranty
- Centricity® residential energy guarantee
- GE® appliance package with two (2) year warranty
- Full one year termite bond, renewable up to five (5) years

EXTERIOR FEATURES

- Amarr® sectional reinforced steel garage door
- LiftMaster® 1/2 HP Wi-Fi enabled garage door opener with two (2) remotes
- Two (2) exterior hose bibs
- Four (4) sided Florida Friendly Landscaping™ with Zoysia grass and native plants which conserve natural resources
- Hunter® multi-zoned Wi-Fi enabled irrigation system with automatic timer and rain sensor for grass and flower beds
- Concrete driveway, walkway and front entry
- Decorative cementitious finish
- Covered screened lanai with textured finish floor
- Vinyl ceilings on entry and lanai
- Finished, painted interior in garage
- Two (2) car garage

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The specific features in a home may vary from home-to-home. We reserve the right to substitute equipment, material, appliances and brand names with items of equal or higher, in our sole opinion, value. Color and size variations may occur. Additional upgrades available, see Design Consultant for information. The prices of our homes, included features, and available locations are subject to change without notice. Please see the actual home purchase agreement for additional information, disclosures and disclaimers relating to the home and its features. Void where prohibited by law. © 2018 On Top of the World Communities and Related Entities. On Top of the World and On Top of the World logo are registered service marks of On Top of the World Communities and Related Entities and/or its subsidiaries. Amazon, Echo, Alexa, Fire and all related logos are trademarks of Amazon.com, Inc. or its affiliates. *Requires wireless internet connection. ** Fiber to the home available in certain areas, see sales associate for details. ***Homesite orientation affects the performance of the solar panels. 55+ Community. © 2019 On Top of the World Communities, LLC.



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