

ESTATE SERIES

INCLUDED LUXURY FEATURES



DESIGNER INTERIOR ELEMENTS

- 8' Colonial style raised panel interior doors
- 8' fiberglass entry door with glass insert
- Colonial style 5 1/4" painted wood baseboards and trim
- 9'4" knockdown textured ceilings and orange peel walls
- Step up tray ceiling in designated areas, per plan
- Painted wood window sills
- Sherwin Williams® latex paint on interior walls and ceilings with eggshell finish in Pure White
- Superslide® (ventilated) vinyl-coated closet shelving
- Cozy eat-in kitchen, per plan
- Stain-resistant carpet with 6 lb, high-density pad
- 18"x18" Mohawk® ceramic tile flooring in foyer, owner's entry and all wet areas in choice of color
- Pre-plumbed for laundry tub
- Washer/gas dryer connection

EXCEPTIONAL KITCHEN

- 36"/42" Wellborn® staggered, maple cabinetry with hidden hinges
- Beautiful cabinet hardware in choice of color
- Granite countertop with stainless undermount 50/50 bowl sink and 4" Granite backsplash
- Delta® Collins™ single lever Arctic Stainless faucet with pull-down spout
- Convenient, spacious pantry
- GE® Stainless Steel Appliance Package:
 - 36" built-in five (5) burner gas cook top
 - Multi-cycle, automatic, energy efficient dishwasher
 - Wall oven with microwave
 - Vented range hood over cooktop
 - 1/2 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® Woodhurst® WaterSense® faucets in Brilliance Stainless
- 42" high full width mirrors over vanities
- Walk in ceramic tile shower in master bath with shampoo/soap niche, per plan
- Kohler® Sterling® Vikrell® tub with ceramic tile surround in guest baths
- Kohler® Sterling® elongated, Luxury Height® toilets with Pro Force® flushing technology

PEACE OF MIND AND COMFORT

- Gated entries with 24-hour staffing
- Zero entry at front door
- Kwikset® brushed nickel 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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QUALITY CONSTRUCTION

- Centricity® ten (10) year structural warranty
- 3,000 psi fiber reinforced monolithic concrete slab construction
- Footer and stem wall 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

- Three (3) 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
- Five (5) designated ceiling fan/light pre-wires, switched separately
- GFI receptacles in kitchen, bath and garage
- Two (2) combination outlet/USB charger in owner's entry and master bedroom
- Rheem® 50-gallon natural gas water heater

- Recessed lighting throughout kitchen
- Whole house energy-efficient LED lighting package
- Pendant Lighting pre-wire at kitchen island
- Decorative lamp post with photocell and front entry light
- Dedicated golf cart charger outlet
- Two (2) exterior coach lights
- Door chime with lighted push button
- Wi-Fi 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® 8' Carriage style steel door with top panel window lites
- 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
- Matching brick paver driveway, walkway and zero entry front porch
- Decorative cementitious finish
- Covered screened lanai with textured finish floor
- Vinyl ceilings on lanai, front porch, breezeway and covered courtyard
- Finished, painted interior in garage
- Three (3) 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. 55+ Community. © 2019 On Top of the World Communities, LLC.

