

# CANDLER HILLS 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 with shoe molding and trim
- 9'4" Knockdown textured ceilings and orange peel walls
- Step-up tray ceiling in designated areas, per plan
- Painted wood window sills
- Florida Paints™ upgraded flat-finish interior wall and ceiling paint in white
- Superslide® (ventilated) vinyl-coated closet shelving
- Spacious eat-in kitchen, per plan
- Stain-resistant carpet with 6 lb., high-density pad
- 17"x17" Emser® 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
- 3 cm Granite countertop with stainless steel undermount 50/50 bowl sink and 4" granite backsplash
- Delta® single lever stainless steel faucet with pull-down spout
- Convenient, spacious pantry
- Whirlpool® stainless steel appliance package:
  - Built-in gas cooktop
  - 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" maple vanity with hidden hinges
- Beautiful cabinet hardware in choice of color
- Quartz vanity tops with white China undermount sink
- Delta® faucets in Brilliance Stainless
- 42" High full-width mirrors over vanities
- Emser® 6"x6" wall tile in master bath walk-in shower with shampoo niche, per plan
- Kohler® Sterling® Vikrell® tub with Emser® 6"x6" wall tile surround in guest baths
- Kohler® Sterling® elongated, Comfort Height® toilets with Pro Force® flushing technology

### PEACE OF MIND AND COMFORT

- Gated entries
- Zero entry threshold at front door
- Kwikset® brushed nickel lever door hardware
- FireX® smoke and carbon monoxide detector system
- Rocker electrical switches
- Safety grab bar in showers

### SMART HOME WI-FI ENABLED DEVICES

- Three (3) Amazon Echo Show "5" Devices
- Amazon Fire TV
- Ring Doorbell
- Genie® 1/2 HP garage door opener
- Ecobee 5 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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# CANDLER HILLS ESTATE SERIES INCLUDED LUXURY FEATURES

## QUALITY CONSTRUCTION

- Centricity® ten (10) year structural warranty
- 3,000 PSI fiber reinforced 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 HVAC system with ten (10) year limited warranty
- 3/4" Rigid 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

## WARRANTY / LOW MAINTENANCE FEATURES

- Centricity® ten (10) year structural warranty
- Centricity® residential energy guarantee
- Whirlpool® appliance package with one (1) year warranty
- Full one-year termite bond, renewable up to five (5) years

Green indicates energy performance features.



## ELECTRICAL SPECIFICATIONS

- 200 AMP electrical service
- Three (3) combo outlets that include CAT 5 structured wiring for phone/computer/fax line
- 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, baths 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
- Energy-efficient LED lighting package
- Pendant Lighting at kitchen island
- Decorative lamp post with photocell and front entry light
- Dedicated golf cart charger outlet
- Two (2) exterior coach lights
- Wi-Fi access point\*
- Fiber-to-the-home active ethernet Internet connection\*\*
- Weatherproof exterior GFI receptacles
- Genie® ½ HP Wi-Fi enabled garage door opener with two (2) remotes

## EXTERIOR FEATURES

- Amarr® 8' Carriage style steel door with top panel window lites
- Two (2) exterior hose bibs
- Florida Friendly Landscaping™ which conserves 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
- Florida Paints™ primer/sealer and acrylic latex paint on exterior walls



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