

Design Features

Exceptional Exterior Features

- Stunning **Brick Front Façade** for timeless curb appeal
- Durable **30 Year Composition Roof with Gutter System** for long-lasting protection
- **James Hardie® Stucco Siding** – engineered for beauty and resilience
- **Three Weatherproof Exterior Outlets** for added convenience
- **Hose Bib** for easy outdoor maintenance
- **6-Foot Metal Privacy Fence with Gate** – secure and stylish
- Lush **Sod in Front Yard** with **Sunshine Ligustrum & Yaupon Holly/Magnolia Trees** for a welcoming landscape
- **Steel Overhead Garage Door** with **MyQ Smart Garage Opener** for effortless access
- **Recessed Lighting at Garage** for a modern touch
- Waterproofed **2nd Floor Balcony w/ Decorative Overlay**

Elegant Interior Features

- **Ceiling Fans with Light Kits** in all bedrooms & family room for year-round comfort
- **Level 4 Drywall Finish**
- **8' Raised Panel Doors** for a grand, upscale feel
- Stylish **Matte Black Door Knobs** for a contemporary touch

- **Shaker-Style Millwork** for a refined look
- **Primary Closet with Custom Shelving & Metal Rods** for ample storage
- **Gas & Electric Dryer Connections** in the utility room for flexibility
- **Prewired for Cable & Telephone** for seamless connectivity
- **Premium Flooring:** Tile in wet areas/First Floor & ½” **Engineered Hardwood** throughout

State-of-the-Art Safety Features

- **Smoke & Carbon Monoxide Detectors** for ultimate peace of mind
- **Weatherproof Fiberglass Fire Wall**

Robust Structural Features

- **Engineered Post-Tensioned Foundation** for superior strength
- **Two Floors of Structural Steel with Truss System, 1 1/8” Subfloor & 9 Hurricane Ties** for enhanced durability

Designer Kitchen – A Culinary Masterpiece

- Sleek **GE Stainless Steel Appliance Package:** Gas range & dishwasher
- **Coffee & Dry Bar** for refreshing drinks
- Luxurious **2CM Quartz Countertops** for a high-end finish
- **Stainless Steel Undermount Sink w/ 1.25 HP AMERICAN STANDARD Disposal** – stylish & functional

- **Floor-to-Ceiling Shaker-Style Cabinets** with adjustable shelves, **soft-close drawers, & hidden hinges**
- **Plumbed for Icemaker & Water Line** at refrigerator
- Elegant **White Subway Tile Backsplash** for a clean, classic look
- **KRAUS Matte Black Faucet with Pull-Out Sprayer** for effortless use

- **Soaking Tub with 4'x5' Walk-In Shower** in the master suite for ultimate relaxation
- **Dual Vanities** (per plan) for added convenience
- **Kohler Cadet 1.28 GFP Toilets – Elongated**

Warranty

1-2-10 Limited Warranty

Energy Efficiency & Money-Saving Features

- **15 SEER-Rated HVAC System** for optimal climate control
- **Smart Digital Thermostat** for precision comfort
- **R13 BATT Insulation** in exterior walls for superior energy efficiency
- **R38 BATT Insulation** on third floor & garage ceiling for maximum savings
- **Natural Gas Hot Water Heater** for efficient water heating
- **AMSCO Black Exterior with Double-Pane Low-E Vinyl Windows** for insulation & style
- **Polyfoam Sealant** at all air infiltration points for airtight efficiency
- **Dow Sill Seal** to minimize air & water infiltration under exterior walls
- **1 Year for Craftsmanship**
- **2 Years for Distribution Systems**
 - **Mechanical, Electrical, Plumbing**
- **10 Years of Structure**
 - www.strucsure.com

Designer Spa-Inspired Baths

- Elegant **Luxurious Tile Flooring** for a sleek, timeless, modern look
- **2CM Quartz Countertops** – durable & stylish
- Chic **Moen Matte Black Plumbing Fixtures** for a bold, contemporary statement