

## Design Features

### Exceptional Exterior Features

- Stunning **Nordic Inspired 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
- **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/Black Star Gravel with Sunshine Ligustrum & Blue Agave, Cactus & Oak Trees** for a welcoming landscape
- **Steel Overhead Garage Door with MyQ Smart Garage Opener** for effortless access
- **Recessed Lighting above Garage** for a modern touch

### Elegant Interior Features

- **Level 3 Drywall Finish w/ Orange Peel Texture**
- **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, Security & Telephone** for seamless connectivity
- **Premium Flooring:** Polished Concrete at First Floor & **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
- **2x6 Lumber Throughout with Truss System, 1 1/8" Subfloor & 14 Hurricane Ties** for enhanced durability

### Designer Kitchen – A Culinary Masterpiece

- Sleek **GE Stainless Steel Appliance Package:** Gas range & dishwasher
- Luxurious **Quartzite Countertops in kitchen** & Quartz throughout 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 **Zellige Tile Backsplash** for a clean, classic look
- **KRAUS SS Faucet with Pull-Out Sprayer** for effortless use
- **67” Soaking Tub with 4’x4’ Walk-In Shower** in the master suite for ultimate relaxation
- **Dual Vanities** (per plan) for added convenience
- **Glacier Bay 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
- **R19 BATT Insulation** in exterior walls for superior energy efficiency
- **R38 BATT Insulation** above 2<sup>nd</sup> floor & garage ceiling for maximum savings
- **Natural Gas Tankless Water Heater** for efficient water heating
- **Plygem White 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](http://www.strucsure.com)

#### Designer Spa-Inspired Baths

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