



INCLUDED LUXURY FEATURES VILLAS AT KING'S LANDING

HOME CONSTRUCTION & SAFETY FEATURES

- ✓ Steel reinforced concrete block exterior walls
- ✓ Interior wood frame construction with footer to roof continuous hurricane reinforcing
- ✓ Smoke and carbon monoxide alarms in bedrooms and living areas per code
- ✓ Tamper proof electrical outlets
- ✓ PEX plumbing system
- ✓ Borate wood treatment for termites
- ✓ 2-10 warranty
- ✓ Impact rated windows

EXTERIOR DESIGN FEATURES

- ✓ Professionally designed landscape package
- ✓ Concrete masonry construction first and second floor
- ✓ Cementous finish on exterior
- ✓ Paved driveway, entry walk, and porch
- ✓ Professionally engineered truss system with connectors for hurricane and wind protection
- ✓ Standing seam metal roof
- ✓ Raised panel steel garage door
- ✓ Balcony
- ✓ Pergola (per plan)
- ✓ Covered porch
- ✓ Entry door with glass inserts
- ✓ Masonry primer & SW SuperPaint exterior paint
- ✓ Two exterior hose bibbs
- ✓ Two weatherproof exterior outlets
- ✓ 1/2 HP garage door opener with 2 remotes
- ✓ Coach lights

LUXURY KITCHEN FEATURES

- ✓ GE Café appliances
- ✓ 48" gas and/or electric stove
- ✓ Under counter microwave
- ✓ Stainless steel dishwasher
- ✓ 42" luxury upper cabinets with crown
- ✓ Cabinet hardware
- ✓ Quartz or granite countertops
- ✓ Backsplash
- ✓ Pot filler
- ✓ Stainless steel under-mount kitchen sink
- ✓ Designer faucet with pull-out spray
- ✓ Garbage disposal
- ✓ Oversized kitchen island
- ✓ Designer pendant lights over kitchen island per plan
- ✓ 48" vented hood

INTERIOR DESIGN FEATURES

- ✓ Open floorplan
- ✓ 9'4" ceilings 1st floor
- ✓ 10' ceilings 2nd floor
- ✓ Elevator with Shaker panel cabin
- ✓ Luxury wood plank throughout
- ✓ Tile in wet areas
- ✓ Walk-in closets with melamine shelving and storage in all three bedrooms
- ✓ Craftsman-style wood casing
- ✓ Smooth finished walls
- ✓ 7 1/4" Baseboards through out
- ✓ Crown molding per design package
- ✓ 3 panel interior doors
- ✓ Sherwin Williams interior paint
- ✓ Laundry room with washer/dryer hookup

ECOSMART ENERGY SAVING FEATURES

- ✓ Vinyl insulated double-pane, low E impact rated windows
- ✓ 15.2-SEER split heat pump system HVAC
- ✓ Digital programmable thermostat
- ✓ Polycel (foam) insulation around windows and doors
- ✓ Tankless water heater

ELECTRICAL FEATURES

- ✓ Decora light switches
- ✓ Energy-efficient LED light fixtures throughout
- ✓ Fans in Secondary bedrooms
- ✓ Pre-wired for fans Master bedroom, Living room & Balcony
- ✓ On Q panels
- ✓ Designer light fixtures in all bathrooms
- ✓ Lighting in all walk-in closets
- ✓ Recessed lighting in kitchen
- ✓ Exterior entry point lighting

ELEGANT BATHROOM FEATURES

- ✓ Designer cabinets and hardware per design package
- ✓ Designer plumbing fixtures
- ✓ Quartz or granite countertops
- ✓ 4" quartz or granite backsplash
- ✓ Under mount ceramic sinks
- ✓ Luxury wall tile floor/tub to ceiling (size varies)
- ✓ Elongated comfort height toilets
- ✓ Designer light fixtures