

Standard Features

Tivoli Homes is proud to offer these features for all of the high-quality homes built in The Cottages of Callista Village, ensuring superb value, durability and energy efficiency in your new home. Every home is certified by the Florida Green Building Coalition, providing assurance to you and future owners.

Kitchen

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| 1. Solid Surface Countertops from LG | Included |
| 2. Molded One-Piece Sink | Included |
| 3. Chrome Single-Lever Faucet | Included |
| 4. Raised Panel Bead Board Cabinet Doors with hidden hinges | Included |
| 5. 30" Raised Panel Upper Cabinets | Included |
| 6. 17" x 17" Floor Tile as shown in Design Center | Included |
| 7. Recessed Can-Lights with energy-saving fluorescent bulbs for optimum lighting & efficiency | Included |
| 8. Energy Star Appliances: | |
| GE 25 cf side-by-side refrigerator w/ice & water in door equal to Model | Included |
| GE flat glass cooktop range equal to Model | Included |
| GE dishwasher equal to Model | Included |
| GE microwave equal to Model | Included |
| Insulated disposal, ½ hp equal to Model | Included |

Bathrooms

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| 9. Solid Surface Countertops from LG | Included |
| 10. Raised Panel Bead Board Cabinet Doors in all bathrooms | Included |
| 11. Custom Oversized Medicine Cabinets in each bathroom | Included |
| 12. Large Platform Tub in master bath | Included |
| 13. Large Walk-In Shower in master bath | Included |
| 14. 8" x 12" Wall Tile in showers & tub deck | Included |
| 15. His & Hers Separate Sinks & Cabinets in master bath | Included |
| 16. 17" x 17" Floor Tile in entire bath | Included |
| 17. Elongated Toilets with 1.6 gal. flush in all bathrooms | Included |
| 18. Polished Chrome plumbing fixtures | Included |
| 19. 42" Full-Width Vanity Mirrors in each full bath | Included |
| 20. 36" High Cabinets in all baths | Included |
| 21. Exhaust Fans vented to the outside in all baths | Included |

Tile Floor Areas

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| 22. 17" x 17" Tile Floors in entrance foyer, kitchen, breakfast nook, laundry room & all bathrooms as marked on floor plans | Included |
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Drywall

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| 23. Round Corner Bead in most rooms | Included |
| 24. "Knockdown" Ceiling Texture in home & garage | Included |
| 25. Plant shelves | Included |
| 26. Light "Orange Peel" Texture on all walls | Included |

Premium Features

27. Free Decorating Consultation	Included
28. Interior Paint is quality Sherwin Williams low VOC	Included
29. Beaded Plank Masonite Interior Doors	Included
30. Beaded Plank Fiberglass Front Entry Door	Included
31. Schlage Lever Handles & Hardware with choice of finish	Included
32. Deadbolt Lock on front door	Included
33. 2 ¼” Door Casings	Included
34. 3 ¼” “Colonial” Style Baseboard	Included
35. Quality Carpeting with 9/16 rebond padding	Included
36. 3 Television outlets	Included
37. 3 Telephone outlets	Included
38. Outside Fresh Air Intake Vent on air conditioning system	Included
39. Air Conditioning Returns in all closed rooms	Included
40. A/C Supply Vent in all rooms & walk-in closets	Included
41. “Rocker” Décor Light Switches	Included
42. Switch-Controlled Electrical Outlets in most rooms	Included
43. Ceiling Fan Prewires in most rooms	Included
44. Smoke Detectors inside & outside of all bedrooms	Included
45. 200 AMP Electrical Service Minimum	Included
46. Ventilated Vinyl Closet Shelving	Included
47. Corian Window Sills	Included
48. Garage Door Opener with 2 transmitters	Included
49. Pull-Down Stairs in utility room leading to large attic storage space in sealed, conditioned attic	Included
50. Screens for All Windows not in the lanai area	Included
51. Textured Decorative Concrete Topping on front porch & rear lanai	Included
52. 2 Exterior Hose Bibs	Included

Energy-Saving Features

53. Home is Energy Star-Certified	Included
54. Al-foil Insulation on exterior block walls	Included
55. Foam-Insulated Sealed Attic System with Icynene	Included
56. Attic is Part of Conditioned Space in House , greatly enhancing efficiency of air handler & ductwork	Included
57. High-Efficiency Air Conditioning System by Carrier with 14 SEER	Included
58. Solar Hot Water System	Included
59. Heavy-Duty Weather Stripping on all exterior doors	Included
60. Insulated Air Conditioning & Heating Ducts	Included
61. Insulated Low-e Windows by PGT	Included
62. HVAC System calculated & sized for maximum comfort & efficiency by Calcs Plus	Included
63. Hot Water Pipes Insulated for maximum efficiency	Included
64. Recessed, Sealed, Fluorescent Light Fixtures	Included
65. Ductwork Joints Sealed with Mastic	Included

Exterior Features

66. Impact-Rated Hurricane Windows from PGT	Included
67. Windscreen Protection for sliding glass doors	Included
68. Low-Maintenance James Hardie Fiber Cement Siding, Fascia & Soffits	Included
69. High-Quality Roofing with wind-resistant 26 gauge Galvalume 5-V crimp metal roofing system.	Included

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| 70. Lights at All Exterior Doors | Included |
| 71. Concrete Driveway & Walks with extra control joints | Included |
| 72. Low-Maintenance Steel Overhead Garage Door with wainscoting embossed texture for the distinctive cottage look | Included |
| 73. 130-MPH Windbracing on garage door | Included |
| 74. James Hardie Color Plus Siding | Included |
| 75. 15-Year Paint Warranty from James Hardie | Included |
| 76. No Wood in Any Exterior Components , ensuring low maintenance, safety & resistance to termites | Included |

Quality Construction

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| 77. Sealed Slab Penetrations | Included |
| 78. Low/Zero VOC Paints, Finishes & Flooring | Included |
| 79. Soil Under Entire Home Treated for subterranean termites | Included |
| 80. 6 mil Visqueen Vapor Barrier under entire home | Included |
| 81. Reinforcing Fiber Mesh used in all concrete slabs | Included |
| 82. 5/8" Steel Reinforcing Rods used in foundation footings | Included |
| 83. 5/8" Vertical Steel Rods used to tie exterior walls to foundation footings | Included |
| 84. 5/8" Horizontal Steel Rods used in formed and poured concrete tie beams | Included |
| 85. CPVC Water Pipes under concrete slab | Included |
| 86. Exterior Walls are concrete block with formed & poured 16" tie beam | Included |
| 87. 3,000 psi Concrete used in slab, driveway & walks | Included |
| 88. Hurricane Anchors embedded in 16" concrete tie beams nailed to roof trusses | Included |
| 89. Professionally Engineered Roof Trusses | Included |
| 90. Pressure-Treated Wood used in all areas in contact with masonry or concrete | Included |
| 91. Showers Finished with James Hardie fiber cement board behind tile | Included |
| 92. Moisture-Resistant Gypsum Board used over wet areas | Included |
| 93. All Electrical Wiring is Copper | Included |
| 94. Ductwork Sealed During Construction to prevent dust & mold | Included |
| 95. Integrated Pest Management with pest tubes in walls | Included |
| 96. Kitchen Hood Vented to Exterior | Included |
| 97. MERV Air Conditioning Filter | Included |
| 98. Metal Stud Interior Framing | Included |
| 99. Windows & Doors Tap-Conned into surrounding block walls for added strength & durability | Included |

Site Items

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| 100. Sitework: Clearing, Fill & Grading for all homesites | Included |
| 101. Professional Landscape Package: \$2,000 allowance | Included |
| 102. Fully Sodded Homesite with St. Augustine sod for all homesites | Included |
| 103. Complete Irrigation System with Automatic Timeclock maintained by the Homeowners Association | Included |
| 104. 16'-Wide Front Entry Driveway & 4'-Wide Sidewalk to home | Included |
| 105. Front Lamp Post Light | Included |
| 106. Water & Sewer Lateral to house | Included |
| 107. All Water & Sewer Hook-Up Fees | Included |
| 108. All Building Permits & Sarasota County Impact Fees | Included |