



32 SOUTH OSPREY AVE., SUITE 203 • SARASOTA, FL 34236  
 Ph: (941) 954-0355 • Fax: (941) 954-0111 • www.tivolihomes.com

## Cottages of Curry Creek Standard Features

Tivoli Homes is proud to offer these features for all of the high-quality homes built in the cottages style, ensuring superb value, durability and energy efficiency in your new home.

### Kitchen

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|--|-----------------|
| 1. <b>Granite Countertops</b>  | <b>Included</b> |
| 2. <b>Stainless Steel Drop-In Sink</b>   | <b>Included</b> |
| 3. <b>Brushed Nickel Single-Lever Faucet</b> by Moen                                     | <b>Included</b> |
| 4. <b>Raised Panel Wood Cabinet Doors</b> with hidden hinges                             | <b>Included</b> |
| 5. <b>42" Raised Panel Upper Cabinets</b>  | <b>Included</b> |
| 6. <b>Large Floor Tile</b> as shown in Design Center                                     | <b>Included</b> |
| 7. <b>Recessed Can-Lights</b> with energy-saving bulbs for optimum lighting & efficiency | <b>Included</b> |
| 8. <b>Energy Star Appliances:</b>  |                 |
| Bosch 25 cf side-by-side refrigerator w/ice & water in door                              | <b>Included</b> |
| Bosch flat glass cooktop range   | <b>Included</b> |
| Bosch dishwasher   | <b>Included</b> |
| Bosch microwave  | <b>Included</b> |
| Insulated disposal, ½ hp   | <b>Included</b> |

### Bathrooms

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| 9. <b>Granite Countertops</b>   | <b>Included</b> |
| 10. <b>Raised Panel Wood Cabinet Doors</b> in all bathrooms               | <b>Included</b> |
| 11. <b>Custom Oversized Medicine Cabinet</b> in each bathroom             | <b>Included</b> |
| 12. <b>Large Platform Tub</b> in master bath in most plans                | <b>Included</b> |
| 13. <b>Large Walk-In Shower</b> in master bath                            | <b>Included</b> |
| 14. <b>Large Wall Tile</b> in showers & tub deck                          | <b>Included</b> |
| 15. <b>His &amp; Hers Separate Sinks &amp; Cabinets</b> in master bath    | <b>Included</b> |
| 16. <b>Large Floor Tile</b> in entire bath                                | <b>Included</b> |
| 17. <b>Elongated Toilets</b> with 1.6 gal. flush or less in all bathrooms | <b>Included</b> |
| 18. <b>Brushed Nickel</b> plumbing fixtures by Moen                       | <b>Included</b> |
| 19. <b>42" Full-Width Vanity Mirrors</b> in each full bath                | <b>Included</b> |
| 20. <b>36" High Cabinets</b> in all baths                                 | <b>Included</b> |
| 21. <b>Exhaust Fans</b> vented to the outside in all baths                | <b>Included</b> |

### Tile Floor Areas

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|---|-----------------|
| 22. <b>Large Floor Tile</b> in entrance foyer, kitchen, breakfast nook, laundry room & all bathrooms as marked on floor plans | <b>Included</b> |
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### Drywall

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| 23. <b>"Knockdown" Ceiling Texture</b> in home & garage | <b>Included</b> |
| 24. <b>Plant Shelves</b> (per plan)                     | <b>Included</b> |
| 25. <b>Light "Orange Peel" Texture</b> on all walls     | <b>Included</b> |

### Premium Features

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|---|-----------------|
| 26. <b>Free Decorating Consultation</b> (up to 3 hours) | <b>Included</b> |
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27. <b>Interior Paint</b> is quality Sherwin Williams low VOC	<b>Included</b>
28. <b>Beaded Plank Interior Doors</b>	<b>Included</b>
29. <b>Fiberglass Front Entry Door</b> with clear impact glass	<b>Included</b>
30. <b>Schlage Lever Handles &amp; Hardware</b> with choice of finish	<b>Included</b>
31. <b>Deadbolt Lock</b> on front door	<b>Included</b>
32. <b>2 ¼” Door Casings</b>	<b>Included</b>
33. <b>5 ¼” Milled Baseboard</b>	<b>Included</b>
34. <b>Quality Carpeting</b> with 9/16 rebond padding	<b>Included</b>
35. <b>3 Television outlets</b>	<b>Included</b>
36. <b>3 Telephone outlets</b>	<b>Included</b>
37. <b>Outside Fresh Air Intake Vent</b> on air conditioning system	<b>Included</b>
38. <b>Air Conditioning Returns</b> in all closed rooms	<b>Included</b>
39. <b>A/C Supply Vent</b> in all rooms & walk-in closets	<b>Included</b>
40. <b>“Rocker” Décor Light Switches</b>	<b>Included</b>
41. <b>Switch-Controlled Electrical Outlets</b> in most rooms	<b>Included</b>
42. <b>Ceiling Fan Prewires</b> in most rooms	<b>Included</b>
43. <b>Smoke Detectors</b> inside & outside of all bedrooms	<b>Included</b>
44. <b>200 AMP Electrical Service Minimum</b>	<b>Included</b>
45. <b>Ventilated Vinyl Closet Shelving</b>	<b>Included</b>
46. <b>Corian Window Sills</b>	<b>Included</b>
47. <b>Garage Door Opener</b> with 2 transmitters	<b>Included</b>
48. <b>Screens for All Windows</b> except in the lanai area	<b>Included</b>
49. <b>Paver Bricks</b> on front porch & rear lanai	<b>Included</b>
50. <b>3 Exterior Hose Bibs</b> (4 on Bay Breeze model)	<b>Included</b>

**Energy-Saving Features**

51. <b>Home is Energy Star Qualified</b>	<b>Included</b>
52. <b>¾” Rigid Foam Insulation</b> on block walls with ¾” furring strips and Fi-Foil vapor barrier	<b>Included</b>
53. <b>Foam-Insulated Sealed Attic System</b>	<b>Included</b>
54. <b>Attic is Part of Conditioned Space in House</b> , greatly enhancing efficiency of air handler & ductwork	<b>Included</b>
55. <b>High-Efficiency Air Conditioning System</b> by Carrier with 15 SEER	<b>Included</b>
56. <b>Heat Pump Hybrid Hot Water System</b>	<b>Included</b>
57. <b>Heavy-Duty Weather Stripping</b> on all exterior doors	<b>Included</b>
58. <b>Insulated Air Conditioning &amp; Heating Ducts</b>	<b>Included</b>
59. <b>Insulated Low-e Windows by PGT</b>	<b>Included</b>
60. <b>HVAC System</b> calculated & sized for maximum comfort & efficiency	<b>Included</b>
61. <b>Hot Water Pipes Insulated</b> for maximum efficiency	<b>Included</b>
62. <b>Recessed, Energy-Efficient Light Fixtures</b>	<b>Included</b>
63. <b>Ductwork Joints Sealed with Mastic</b>	<b>Included</b>
64. <b>MERV-Rated Air Conditioning Filter of 7+</b>	<b>Included</b>

**Exterior Features**

65. <b>Impact-Rated Hurricane Windows</b> from PGT	<b>Included</b>
66. <b>Windscreen Protection</b> for sliding glass doors & mitered glass	<b>Included</b>
67. <b>Low-Maintenance Fiber Cement Siding by James Hardie &amp; Decorative Cementitious Coating</b>	<b>Included</b>
68. <b>High-Quality Roofing</b> with wind-resistant 26 gauge Galvalume 5-V crimp metal roofing system.	<b>Included</b>

### Exterior Features, continued

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| 69. <b>Lights at All Exterior Doors</b>  | Included |
| 70. <b>Brick Paver Driveway &amp; Walks</b>  | Included |
| 71. <b>Low-Maintenance Steel Overhead Garage Door</b> with wainscoting embossed texture for the distinctive cottage look | Included |
| 72. <b>160-MPH Windbracing</b> on garage door  | Included |
| 73. <b>No Wood in Any Exterior Components</b> , ensuring low maintenance, safety & resistance to termites                | Included |

### Quality Construction

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| 74. <b>Low/Zero VOC Paints, Finishes &amp; Flooring</b>  | Included |
| 75. <b>Soil Under Entire Home Treated</b> for subterranean termites                                    | Included |
| 76. <b>6 mil Visqueen Vapor Barrier</b> under entire home  | Included |
| 77. <b>Reinforcing Fiber Mesh</b> used in all concrete slabs   | Included |
| 78. <b>5/8" Steel Reinforcing Rods</b> used in foundation footings                                     | Included |
| 79. <b>5/8" Vertical Steel Rods</b> used to tie exterior walls to foundation footings                  | Included |
| 80. <b>5/8" Horizontal Steel Rods</b> used in formed and poured concrete tie beams                     | Included |
| 81. <b>CPVC and Pex Water Pipes</b> under concrete slab  | Included |
| 82. <b>Exterior Walls</b> are concrete block with formed & poured 16" tie beam                         | Included |
| 83. <b>3,000 psi Concrete</b> used in slab, footers & beams  | Included |
| 84. <b>Hurricane Anchors</b> embedded in 16" concrete tie beams nailed to roof trusses                 | Included |
| 85. <b>Professionally Engineered Roof Trusses</b>  | Included |
| 86. <b>Pressure-Treated Wood</b> used in all areas in contact with masonry or concrete                 | Included |
| 87. <b>Showers Finished</b> with fiber cement board behind tile  | Included |
| 88. <b>Moisture-Resistant Gypsum Board</b> used over wet areas   | Included |
| 89. <b>All Electrical Wiring is Copper</b>   | Included |
| 90. <b>Ductwork Sealed During Construction</b> to prevent dust & mold                                  | Included |
| 91. <b>Integrated Pest Management</b> with pest tubes in walls   | Included |
| 92. <b>Kitchen Hood Vented to Exterior</b>   | Included |
| 93. <b>Wood Stud Interior Framing</b>  | Included |
| 94. <b>Windows &amp; Doors Tap-Conned</b> into surrounding block walls for added strength & durability | Included |

### Site Items

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| 95. <b>Sitework: Clearing, Fill &amp; Grading</b> included for all homesites | Included |
| 96. <b>Professional Landscape Package:</b> \$5,000 allowance                 | Included |
| 97. <b>Fully Sodded Homesite</b> with St. Augustine sod for all homesites    | Included |
| 98. <b>Complete Irrigation System with Automatic Timeclock</b>               | Included |
| 99. <b>16'-Wide Brick Paver Driveway &amp; 4'-Wide Sidewalk</b> to home      | Included |
| 100. <b>Front Yard Post Light</b>  | Included |
| 101. <b>Water &amp; Sewer Lateral</b> to house                               | Included |
| 102. <b>All Water &amp; Sewer Hook-Up Fees</b>                               | Included |
| 103. <b>All Building Permits &amp; County Impact Fees</b>                    | Included |