

# Included Features

## Luxury

### THE TIDELANDS FEATURES

- ARC review fees
- Masonry screen wall around a/c unit
- 7/12 roof pitch
- Boral® tile roof in Palm Island Green
- Professionally designed landscape package with \$13,000 allowance for plantings, trees, shrubs, mulch, sod, and zoned automatic irrigation system with digital controller and rain sensor gauge
- All required building permits and Surveys - boundary, form board, foundation and final survey. Does not include any flood zone studies or analysis.
- 4' wide concrete walkway and 18' wide concrete driveway with broom finish & tooled edges

### PAD AND FOUNDATION

- Bora-Care Termite Treatment with a renewable termite bond with \$1,000,000 repair and retreat coverage
- All footings are steel reinforced with #5 rebar, with a 4 inch 3000 PSI concrete fiber reinforced monolithic slab with 6 mil visqueen vapor barrier
- Recessed rain stop at threshold of garage door(s)

### EXTERIOR WALLS AND FINISHES

- Reinforced concrete block and masonry construction with cementitious textured finish (wood frame where necessary)
- 3000 PSI reinforced perimeter bond, tie beam, lintels, headers, porch columns, and vertical wall reinforcements
- Exterior architectural banding, quoins and keystones are with cementitious textured finish (per plan)
- Second floor exterior walls, if applicable, shall have 2x4 studs spaced 16" on center; nom. 1/2" 4 ply plywood sheathing; house wrap, expanded metal lath, reinforced exterior cement finish and hurricane anchorage meeting code requirements
- Decorative banding around windows and doors
- Sherwin Williams® 100% acrylic masonry sealer and satin paint on exterior walls and trim

### ROOF AND INSULATION

- Roof trusses engineered for 130 mph wind load
- Trusses are web-braced, cross-braced and laterally braced
- Minimum 2x8 sub-fascia for stronger bridging with 12 or 16 inch overhangs on long spans to avoid soffit sagging and waving (12" overhang on gables)
- Roof sheathing is of nominal 1/2", 4 ply, CDX plywood
- Aluminum fascia and continuously vented vinyl soffit
- R-38 batt insulation over air conditioned areas for maximum coverage
- R-13 batt insulation in garage wall adjacent to house
- 3/4" thick rigid foam insulation with 3/4" air space resulting in R-8.8 insulation rating at all exterior block walls
- Poly foam adhesive seal at each exterior wall penetration

### FRAMING, WINDOWS AND DOORS

- All wood interior framing studs and furring strips spaced 16" on center
- Extra blocking at windows and sliding glass doors for easy installation of window treatments
- All vertical to horizontal concealed spaces are fire-blocked
- Engineered anchoring systems at all bearing partitions for added wind upload resistance
- Single hung vinyl low-e windows with clear, double paned glass (obscure glass in bathrooms). Vinyl screens installed on all operable windows and sliding glass doors (per plan)
- Mullions on windows of front elevation (between double panes) (per plan)
- Masonite® 8-ft. tall rust proof, dent proof, insulated fiberglass exterior front entry door(s) with single full light clear glass with adjustable thresholds (per plan)
- 8-ft. tall sliding glass doors with white aluminum frames, clear, insulated low-e glass
- Overhead Door® wind loaded raised panel garage door with automatic garage door opener, two (2) operators and wall mounted control at house to garage door
- Architecturally designed transom windows with white vinyl frames and clear insulated glass (per plan)

### ELECTRICAL AND LIGHTING FEATURES

- Minimum 200 AMP underground electrical service
- All copper house wiring distribution system
- 220V dryer and range outlets
- Ceiling fan/light pre-wires in all bedrooms, family room and covered lanai
- Pre-wired RG6, satellite compatible, television outlets in each bedroom, den/study and family room
- Pre-wired CAT-5 telephone outlets in each bedroom, kitchen, den/study and family room
- Hardwired smoke/carbon monoxide detectors with battery back-up in all bedrooms, main living area and hallways outside bedrooms (per plan)
- Three (3) GFI outlets in garage and three (3) weatherproof GFI exterior outlets
- LED Recessed ceiling lights with white baffle trim in kitchen, great room recessed ceiling, hallways, over tubs and showers and front entry
- Exterior coach lights in Bronze finish (per plan)
- Decora rocker switches and Decora outlets throughout
- Doorbell chime(s) (per plan)
- Decorative light fixtures from Progress Lighting®

### ENVIRONMENTAL CONTROLS

- Carrier® energy efficient 15 SEER HVAC system with heat pump and scroll type compressor
- Separate vents in walk-in closets (per plan)
- Exhaust fans in bathrooms vented to exterior
- Built-in microwave/hood vented to exterior
- Dryers vented to exterior through roof or wall (per plan)



## PLUMBING FEATURES

- CPVC water lines
- 50 gallon water heater
- Three (3) exterior hose bibs
- Recessed in-wall washing machine water supply controls
- Looped main water supply with electrical outlet for future water softening system
- Pre-plumbed ice maker line with recessed valve

## LUXURIOUS BATHS

- Designer style raised panel vanity cabinets with a choice of maple, cherry, oak up to Level III
- Raised vanity height in Master Bath and standard height in secondary baths
- Moisture-proof cement board to 7' height in showers, tile to 101"
- Acrylic tub in master bath with ceramic tile deck (per plan)
- Guest baths with steel tubs with ceramic tiled shower walls or tiled showers with tile floors and framed enclosure (per plan)
- Choice of Granite or Quartz countertops with 3 cm edge up to Level II
- Moen® wide spread double handle faucets on sinks in lifetime chrome finish with under-mount sinks matching tub deck and shower faucet in Master Bath (per plan)
- Moen® center-set two handle vanity sink faucets with drop-in sinks and anti-scald tub/shower and/or shower controls with lifetime chrome finish in guest baths (per plan)
- Elongated china commodes
- 42" high polished edge mirrors over vanities
- Upgraded ceramic tile package in master bath including one row of decorative listel in choice of styles up to Level II.
- Clear shower doors with chrome frame in master bath (per plan)

## GOURMET KITCHENS

- Designer style, raised panel cabinets with a choice of maple, cherry, oak up to Level III
- Level I crown molding on upper cabinets and under cabinet LED strip lighting with decorative cabinet light rail
- 42" wall cabinets with varying height upper cabinets at microwave (per plan)
- Stainless steel under-mount kitchen sink
- Moen® premium pullout spray faucet and soap dispenser in chrome
- Choice of Granite or Quartz countertops with 3 cm edge up to Level II
- Samsung® Stainless Steel 5 element smooth top electric range with self-cleaning oven
- Built-in Samsung® Stainless Steel microwave/hood combination vented outside for maximum ventilation
- Samsung® Stainless Steel dishwasher
- Insinkerator® ½ HP garbage disposal

## ELEGANT INTERIORS

- 10' first floor and 9' second floor ceiling heights
- Single step recessed ceiling details in Great Room, Dining Room and Master Bedrooms (per plan)
- Rounded drywall corners in main living areas (per plan)
- Knockdown finish on ceilings and orange peel finish on interior walls
- Travertine window sills
- Sherwin Williams® Premium low VOC white acrylic paint interior wall and ceiling paint for improved indoor air quality (choice of 1 color walls with white ceilings throughout)
- Sherwin Williams® Premium low VOC white interior trim paint for improved indoor air quality
- Vinyl clad Super slide® wire rod and shelf in bedroom closets
- Vinyl clad tip resistant wire shelving in pantries
- Masonite® 8 ft. tall raised 6 panel hollow core pre-hung swing and bi-fold doors
- Colonial 3 ¼" casing on doors throughout including sliding glass doors and bi-fold doors
- 5 ¼" baseboard throughout
- Kwikset® decorative front entry handle with deadbolt and lever handled interior door hardware
- Kwikset® keyed entry locks and deadbolts on additional exterior hinged doors (per plan)
- Up to Level II tile floors in foyer, kitchen, bathrooms and laundry areas with underlayment to help prevent cracking
- Mohawk® designer, stain resistant carpet in choice of colors up to Level III with 7/16", 6lb. re-bond padding in main living areas and bedrooms

## ADDED BENEFITS

- Personalized meeting with an Interior Designer at our Design Studio to help you create your one-of-a-kind dream home
- New-Home Orientation with your construction manager
- Comprehensive 1 year workmanship, 2 year systems and 15 year structural warranty through 2-10 Home Buyers Warranty® Corporation plus manufacturer's warranties (as applicable)

Our policy of continual attention to design details and construction techniques requires that all floor plans, dimensions, specifications, and brand names are subject to change without notice, or obligation. Prices do not include City/County impact fees, water sewer connection fees, site development cost or closing costs. Home prices based on 25' front setback. Free site evaluation available. 10/22/2019 CGC 1518372

