

THE RESIDENCES AT LOREN COVE SOUTH



ARCHITECTURAL & EXTERIOR DETAILS

- Beautiful Single Story Paired Villas & Multi Family Villas
- Professionally Maintained Landscaping
- Floratam St. Augustine Sod w/ Zoned Irrigation System with Rain Sensor (Reclaimed Water)
- Dimensional Roof Shingles
- Impact Resistant Windows on Front of Home
- 24 Gauge Steel Hurricane Panels on Non-Impact Windows and Glass Doors
- 8' Fiberglass, Impact Rated Front Door with Side Lite (per elevation)
- Kwikset Smart Key System® Front Door Handle
- Garage Doors with ½ HP Opener including Two Remotes
- Concrete Masonry Construction with Cementitious Finished Walls
- Sherwin Williams® Acrylic Exterior Satin Paint
- Gutters Included on Entire Home
- Paver Lead Walks, Driveways, Entry and Front Porch (per elevation)
- Gas Grill Stub-out
- Two Hose Bibs
- Three Weather Resistant Electrical Outlets
- Easy Maintenance Soffit & Fascia
- TAEXX® In Wall Pest Defense System

ENERGY SAVINGS FEATURES

- Energy Friendly Double Paned Low E Windows
- Trane 15 SEER Rated HVAC
- Rinnai® Tankless Gas Water Heater
- Fi-Foil & Foam Filled Block System (Combined R-15)
- FPL BuildSmart® Certified Energy Efficient Home

INTERIOR DETAILS

- Majestic Designs, with Well Thought-out Living Spaces
- 6'8" Interior Doors (Six Styles to Choose From)
- 9'4" Flat Ceiling Height
- 3 ¼" Base Molding with Colonial Trim around Doors
- Carrera Marble Window Sills (Except Baths)
- Kwikset® Lever Style Interior Door Handles
- Designer Tile Flooring in Foyer, Kitchen, Café, Laundry and all Baths
- Designer Carpet with a 6 lb Pad
- Continuous Slide Ventilated Closet Shelving in all Bedrooms
- Lights in all Bedroom Closets
- Ceiling Fan Prewires in all Bedrooms, Great Room, Flex Room, and Lanai
- Two CAT 6 telephone outlets
- Structured Wiring Panel with RG6 Cable Outlets in all Bedrooms, Great Room & Flex Room
- Smart Home: Google Assist, Nest Doorbell, 2 Leviton light switches (kitchen can & coach lights)

DISTINCTIVE KITCHEN FEATURES

- 42" Upper Aristokraft Cabinets with Hardware, Crown Molding and Roll-out Shelves (Per Plan)
- Exquisitely Crafted Solid Surface Countertops with Stainless Steel Undermount Sink
- Designer Stainless Delta™ Faucet
- ½ HP Garbage Disposal
- Samsung™ Appliance Package to Include:
 - 30" Stainless Steel Gas Range
 - Stainless Steel Vented Microwave
 - Stainless Steel Energy Star Rated Dishwasher

LUXURIOUS MASTER SUITES & BATHS

- Spacious Master Suites with Walk-In Closets
- Luxury Master Baths with Garden Tubs (Per Plan)
- Clear Glass Framed Shower Enclosure in Master Shower
- Aristokraft Cabinets® Adult Height Maple Vanities in Master Bath
- Choice of Decorative Tile Listello Detail in Master Shower
- Designer Tile Floor and Wall Tiles (7' off finished floor) in all Baths
- Solid Surface Tops in all Baths w/ Undermount Sink
- Featuring Chrome Delta® Faucets and Bath Fixtures in all Baths
- Comfort Height Elongated Commodes in all Baths

WARRANTY

- Two Year Limited Construction Warranty
- 10 Year (3rd party) Structural Warranty

AMENITIES

- Membership to Addison Village Amenity Club (fees apply)

