

Included Features for Reeling Park South

SERRANO COLLECTION



Architectural & Exterior Details

- Customizable Landscape Packages
- Floratam St. Augustine Sod w/ Zoned irrigation systems w/ timer
- Spanish Colonial Tile Roof (Per Elevation)
- Dimensional Roof Shingles (Per Elevation)
- 24 Gauge Steel Hurricane Panels on Non-Impact Windows & Glass Door
- Double Paned Vinyl Low E Windows Choice of White or Bronze * (windows have grids (muntins) on front elevation only)
- Impact Resistant Windows on Front of Home & 2nd Floor
- 8' Fiberglass, Impact Rated Front Door w/ Kwikset® handle, Nest/Yale Lock
- 8' Garage Door(s) w/ 3/4 HP Opener w/ 2 Remotes
- Cementitious Finished Walls & Painted Garage Floor
- Sherwin Williams® Acrylic Exterior Satin Duration Paint
- Gutters Included on Front of Home & courtyard where applicable
- Paver Driveway and Lanai
- Gas Grill Stub-Out & Three Hose Bibs
- Garage Coach Lights
- TAEXX® In Wall Pest Defense System Sentricon® Termite Baiting System
- 2"x4" wall engineered Studs 24" on center, except bearing and bath walls will be 16" on center.

Energy Savings

- Energy Friendly Double Paned vinyl Low E Vinyl Windows
- High Efficiency 15 SEER Rated A/C & Heat Pump
- Rinnai® Tankless Gas Water Heater
- FPL BuildSmart® Certified Energy Efficient Home
- R-38 Ceiling Insulation & Fi-Foil & Foam Filled Block System (Comb. R-15)

Interior Details

- 5 1/4" Stunning Crown Molding in Dining/Cafe, Kitchen, Great Room and Foyer (except where open to second floor)
- Generous 5 1/4" Base Molding with Colonial Trim Doors & Windows. Windows with Wood Sills.
- Kwikset® Lever Style Interior Door Handles
- Designer Ceramic Tile Flooring in Foyer, Kitchen, Cafe, Laundry & all Baths
- Designer Carpet w/ 6lb Pad
- Laundry Tub (Location per plan)
- Lights in all Bedroom Closets
- Ceiling Fan Prewires in all Bedrooms, Great Room, Flex Room, Opt. Bonus Room & Lanai
- Two CAT 6 telephone outlets
- Structured Wiring Panel w/ RG6 Cable Outlets in all Bedrooms, Great Room, Flex Room & Opt. Bonus Room
- Smart Home: Google Assist, Nest Doorbell, 2 Leviton Light switches (kitchen can & coach lights), Google Mesh Internet (Wifi System), Nest/Yale Lock (front door)

Master Suites & Baths

- Clear 7' Glass Framed Shower Enclosures in Master Showers
- 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
- LG® Solid Surface vanity Tops w/ Transferable 15 year Warranty
- Delta® Faucets & Bath Fixtures in all Baths
- Elongated Commodes in all Baths
- Shower seat in Master Bath

Kitchen Features

- 42" Maple Aristokraft Cabinets w/ Hardware, Crown Molding, Light Valance and full depth Roll-out bottom Shelves (per plan)
- Exquisitely Crafted Granite Countertops with Under mount Sink
- Designer Delta® Voice IQ Faucet
- 1/3 HP Garbage Disposal
- Samsung® Appliance Package to include:
 - 30" Stainless Steel Gas Slide-in Range w/ Griddle & Wifi enabled
 - Stainless Steel Vented Microwave
 - Stainless Steel Energy Star Rated Dishwasher

The Healthy Home Advantage

- Merv 11 Filtration system
- Rinnai® Tankless Water Heater
- Taexx® Tubes in the walls pest control
- Delta® Voice IQ Kitchen faucet
- Kwik-Set® interior Microban door hardware
- Sherwin Williams® PROMAR Low VOC interior paint
- Wired Access Points (Wifi Booster)
- Three USB ports

Warranty & Amenities

- Two Year Limited Construction Warranty (non-transferable)
- 10 Year (3rd party) Structural Warranty (transferable)
- Membership to Addison Village Club (fees apply)

* With vinyl windows, white exterior = white interior, bronze exterior = white interior. All sliders are aluminum low E double pane, white exterior = white interior, bronze exterior = bronze interior.