

THE RESIDENCES AT TRASONA COVE WEST



ARCHITECTURAL & EXTERIOR DETAILS

- Beautiful Traditional Style Single Family Homes
- Professionally Maintained Landscaping
- Floratam St. Augustine Sod w/ Zoned Irrigation System with Timer
- Dimensional Roof Shingles
- Impact Resistant Windows on Front of First Floor and Entire Second Floor
- 24 Gauge Steel Hurricane Panels on Non-Impact Windows and Glass Doors
- Choice of White or Bronze Window Frames
- 8' Fiberglass, Impact Rated Front Door
- Kwikset Smart Key System® Front Door Handle
- 8' Garage Door(s) with 1/2 HP Opener including Two Remotes
- Sherwin Williams® Acrylic Exterior Satin Paint
- Gutters Included on Front of Home
- Paver Driveway, Lead Walk, Entry and Front Porch (per plan)
- Gas Grill Stub-out
- Three Hose Bibs
- Decorative Garage Coach Lights
- TAEXX® In Wall Pest Defense System
- Sentricon® Termite Baiting System

- ## ENERGY SAVINGS FEATURES
- Energy Friendly Double Paned Low E Windows | FPL BuildSmart® Certified Energy Efficient
 - Home Rinnai® Tankless Gas Water Heater
 - 14-SEER Heat and A/C System with Merv 11 Media Filter

INTERIOR DETAILS

- Majestic Designs with Well Thought-out Living Spaces
- 9'4" First Floor Ceiling Height, 9' Second Floor (per plan)
- 3 1/4" Base Molding with Colonial Trim Doors and Windows with Marble Sills
- Kwikset® Lever Style Interior Door Handles
- Designer Ceramic Tile Flooring in Foyer, Kitchen, Café, Laundry and all Baths
- Designer Carpet with a 6lb Pad
- Continuous Slide Ventilated Closet Shelving in all Bedrooms
- Lights in all Bedroom Closets
- Ceiling Fan Prewires in all Bedrooms, Great Room, Flex Room, Optional Bonus Room and Lanai Two
- CAT 5 telephone outlets
- Structured Wiring Panel with RG6 Cable Outlets in all Bedrooms, Great Room, Optional Bonus Room and Flex Room
- Wireless Access Security System, Two Key Pads, One Motion Sensor, and Hardwired Exterior Doors

LUXURIOUS MASTER SUITES & BATHS

- Spacious Master Suites with Walk-In Closets
- Luxury Master Baths with Garden Tubs (per plan)
- Clear 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 with a Transferable 15 Year Warranty in all Baths
- Featuring Delta® Faucets and Bath Fixtures in all Baths
- Comfort Height Elongated Commodes in all Baths

DISTINCTIVE KITCHEN FEATURES

- 42" Maple Aristokraft Cabinets with Hardware, Crown Molding, and Roll-out Shelves (Per Plan)
- Exquisitely Crafted Granite Countertops with Stainless Steel Undermount Sink
- Designer Delta® Faucet
- 1/3 HP Garbage Disposal
- Whirlpool® Appliance Package to Include:
 - 30" Stainless Steel Freestanding Gas Range
 - Stainless Steel Microwave
 - Stainless Steel Energy Star Rated Dishwasher

WARRANTY

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

AMENITIES

- Membership to Addison Village Amenity Club (fees apply)

