

EXHIBIT C

# Included Features for Avalonia



## Architectural & Exterior Details

- Professionally Maintained Landscaping
- Floratam St. Augustine Sod w/ Zoned Irrigation System w/ Community Maintained Timer
- Dimensional Roof Shingles (Per Elevation)
- 24 Gauge Steel Hurricane Panels on Non-Impact Windows & Sliding Glass Door
- Impact Resistant White Double Paned Low E Aluminum Window Frames on Front of Home
- 8' Fiberglass, Impact Rated Front Door (Side Lite per elevation) w/ Kwikset Smart Key System®
- Curbless entry at Front Door
- Garage Door(s) w/ 1/2 HP Opener w/ 2 Remotes
- Concrete Masonry Construction with Cementitious Finished Walls
- Sherwin Williams® Duration Acrylic Exterior Satin Paint
- Gutters Standard Full Surround Where Applicable
- Paver Lead Walks, Driveways, Entry & Front Porch (per elevation)
- Gas Grill Stub-Out & Two Hose Bibs
- 3 Weather Resistant Electrical Outlets
- TAEXX® In Wall Pest Defense 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 Low E Aluminum Windows
- High Efficiency 15 SEER Rated HVAC
- Rinnai® Tankless Gas Water Heater
- Fi-Foil & Foam Filled Block System (Combined R-15)
- FPL BuildSmart® Certified Energy Efficient Home
- R-38 Ceiling Insulation

## Interior Details

- Smart Home: Google Assist, Nest Doorbell, 2 Leviton Light switches (kitchen can & coach lights)
- 6'8" Interior Doors (6 styles to choose from)
- 3 1/4" Base Molding with Colonial Trim Doors
- White Solid Surface Window Sills
- Kwikset® Lever Style Interior Microban Door Handles
- Designer Ceramic Tile Flooring in Foyer, Kitchen, Cafe, Laundry & all Baths
- Designer Carpet w/ 6lb Pad
- Continuous Slide Ventilated Closet Shelving all Bedrooms
- Lights in all Bedroom Closets
- Ceiling Fan Prewires in all Bedrooms, Great Room, Flex Room & Lanai
- Two CAT 6 telephone outlets
- Structured Wiring Panel w/ RG6 Cable Outlets in all Bedrooms, Great Room, Flex Room

## Master Suites & Baths

- Roll-in Capable Master Shower entry with Shower Seat
- Clear Glass Framed Shower Enclosures in Master Showers
- Aristokraft Cabinets® Adult Height Maple Vanities in all Baths
- 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
- Delta® Faucets & Bath Fixtures in all Baths - Chrome
- Comfort Height, Elongated Commodes in all Baths
- Blocking in all Baths for Bath Accessories

## Kitchen Features

- 42" Maple Aristokraft Cabinets w/ Hardware, Crown Molding, Full depth Roll-out bottom Shelves (per plan)
- Exquisitely Crafted Solid Surface Countertops with Undermount Sink
- Designer Delta® Voice IQ Faucet
- 1/3 HP Garbage Disposal
- Samsung® Appliance Package to include:
  - 30" Stainless Steel Gas Range
  - Stainless Steel Vented Microwave
  - Stainless Steel Energy Star Rated Dishwasher

## The Healthy Home Advantage

- Merv 11 Filtration system
- Rinnai® Tankless Gas Water Heater
- Taexx® Tubes in Wall Pest Defense System
- Delta® Voice IQ Kitchen faucet
- Kwik-Set® interior Microban door hardware
- Sherwin Williams® PROMAR Low VOC interior paint
- Wired Access Point (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)