

Included home features

Exterior

- 30-year architectural roof shingles (fiberglass) Main roof area
- Metal standing seam roof at roof accents (per plan)
- Full standing seam metal roofs at Grand Harbour Section
- Foundation CMU block stem wall and monolithic slab with brick row lock at porches
- Foundation parge coat or oyster tabby shell stucco
- Fiber-cement siding with Sherwin Williams super paint
- Low maintenance aluminum fascia
- Ventilated vinyl soffit
- Gutters at front and rear porch
- Fully landscaped yard with Bermuda or Zoysia sod, foundation plants, live oak in front yard, and full irrigation

Structural Framing

- ZIP System® structural wall system that streamlines weatherization with an integrated water – and – air resistive barrier
- AdvanTech® subflooring nailed and glued for a noise free superior strength subfloor that is moisture resistant
- 9-foot ceilings standard at first floor and second floor (per plan)
- Synthetic roofing underlayment
- Termite treatment applied to first floor walls during dried in construction

Interior

- Engineered Hardwood or choice of luxury vinyl plank flooring at living and common areas
- Fireplace in great room (per plan)
- Oak stair treads stained and finished (risers painted white)
- Oak stair handrail (Open stair rail per plan)
- 6" baseboard molding
- 4" Door and window casing
- Wainscoting at dining
- Trey ceiling in master (per plan)
- Solid interior doors at bedrooms, bathrooms, and laundry room
- Sound proofing at interior walls at living, and master bedroom (per plan)
- Tile in all wet areas

Energy Wise

- Radiant barrier sheathing at roof reflects heat in the summer and reduces cooling cost
- Low E windows throughout
- Trane 16-seer heat pumps with each floor on dedicated zone and programmable thermostat

- Smart home hub compatible with Z-wave devices
- LED lighting throughout
- Gas Tankless water heater and gas cook top (per plan)
- Third Party energy rating and blower door test on each home
- R15 walls, R38 roof | ceiling insulation

Kitchen

- Granite or quartz countertops in kitchen (builder selections)
- 42" cabinets (per plan)
- Crown molding
- Choice of hardware (builders selections)
- Soft close doors and drawers
- Dovetail drawer boxes
- Choice of stained or painted cabinetry
- Water box with ice maker line
- Garbage disposal
- Frigidaire stainless range, dishwasher and microwave oven
- Built-in appliances (per plan)

Bathrooms

- Tile shower in master bathroom (zero entry if specified)
- tubs with tile above in all secondary bathrooms (per plan)
- Copper piping at toilet connections
- Ceramic tile flooring
- Moen plumbing fixtures
- Comfort height toilets
- Granite or quartz countertops in master bathroom
- 1-1/2" marble countertops in secondary bathrooms
- Site framed vanity mirrors

Warranty and quality assurance

- Orientation walk through approximately 2 weeks prior to closing
- Closing day walk through on closing day or day before
- 1-year builder warranty including workmanship and material defects
- 10-year structural warranty
- Appliances subject to manufacturers warranty



WATERSTONE

Note included features are subject to change without notice by builder or local jurisdiction building department. Included features confirmed at time of contract. Equal housing opportunity