



The ISLAMORADA

MODEL is available on a direct gulf access lot in the Yacht Club Area with quick access to the river and desirable SW exposure. This island style home includes 3 bedrooms and a study with 2.5 baths and 3 car garage. Energy Efficient features include; impact low E windows, R-38 insulation & 16 SEER A/C system. Finish Details include; wood plank porcelain tile floors with crack membrane, summer kitchen, designer cabinets & Cambria countertops through-out, lush landscaping, paver drive, smart technology security system, crown moulding & upgraded trim details, designer lighting and furniture package, custom pool & spillover spa with paver deck. Come enjoy the Florida Lifestyle!

BUILDING AREA

Living Area	2,625 S.F.
Garage	721 S.F.
Lanai	403 S.F.
Entry	156 S.F.
TOTAL	3905 S.F.

GENERAL

- 3-Course Concrete Block Stemwall
- White Aluminum Soffit and Fascia
 - White Gutters on Front Elevation
- Floritam Sod & Landscape Package
- Irrigation System w/ Digital Timer & Rain Sensor
- Paver Driveway
- 48" Linear Outdoor Gas Fire Place on Lanai
- Above Ground Tank with Gas Lines for Summer Kitchen & Linear Fireplace
- Smart Technology Security System With 4 Camera Pre-Wire
- Mill Finish 5-V Crimp Metal Roofing System
- Epoxy Garage Floors
- Eggshell Finish Paint for Exterior & Interior Walls
- Stainless Steel Appliance Package and Outdoor Grill

PLUMBING

- Manabloc Plumbing System w/ PEX Piping and PVC Drains
- Autofill Hookup @ Pool
- Waterline to Seawall with Hosebib
- 50-Gallon Electric Hot Water Heater
- Exterior Hot & Cold Shower on Pool Area
- Moen Faucets & Trims in Chrome Finish
- Elongated Water Closets
- Soaker Tub in Master Bath

ELECTRIC

- Underground Electric
- 200 Amp Electric Service
- Rope Lighting in Great Room Tray Ceiling
- Empty Conduit to Seawall
- Under Cabinet Receptacles on Range Wall
- Under Cabinet Lighting in Kitchen
- Under Floating Shelf Accent Lighting @ Wet Bar Area

HVAC

- Professionally Engineered 16 SEER A/C System. Includes A Digital Programmable Thermostat
- Upgraded Bath Fan Light Combo @ Master Shower Area

INSULATION

- ¾" Rigid Insulation on Exterior Block Walls
- R-38 Ceiling Insulation
- Sound Insulation @ All Interior Great Room Walls & Pool Bath/ Kitchen Wall

DRYWALL & EXTERIOR FINISH

- ½" Sag Resistant Drywall on All Interior Ceilings. ½" Regular on Walls. ½" Densheild On Shower & Tub Walls for Tile Backer. Skip Trowel Finish on All Walls & Ceilings. 5/8" Soffit Board at All Exterior Ceilings
- Light Skip Masonry Exterior Finish with ½" Reveals
- Decorative Aluminum Powder Coated Louvers on Front Elevation

OVERHEAD GARAGE DOORS

- 24 Gauge Steel Garage Doors with Raised Panels and (2) Garage Door Openers

EXTERIOR DOORS & WINDOWS

- Fiberglass Smooth Finish With 1/2 Light Low E Impact Glass and Single Panel on Bottom @ Entry
- Fiberglass Smooth Finish With 1/4 Light Low E Impact Glass Door @ Pool Bath
- Windows & Sliding Glass Doors with Impact Low-E Glass & White Aluminum Frames
- 10" Solar Tube in Bath 2

INTERIOR TRIM

- 8' Hollow Core Interior Doors
- 8' Barn Door for Study
- Open Shelves at all Baths per plan
- Upgraded Casing & Baseboards
- Decorative Ceiling Details at all Tray Areas
- Wood Interior Window Sills with Apron
- Pull Down Attic Stair in Garage

MIRRORS, SHOWER ENCLOSURES & SHELVING

- Mirrors to Ceilings in Master & Bath 2
- Clear Glass Enclosure @ Master Shower & Bath 2
- Wood Ventilated Shelving in Closets

FLOOR COVERINGS & BATHROOM WALL TILES

- Wood Plank Porcelain Tile for all Floors
 - Includes Crack Membrane Under All Floor Tiles
- Tile to the Ceilings for Master Shower Walls & Bath #2
- Decorative Backsplash Tile at Kitchen, Wet Bar & Summer Kitchen

CABINETRY & COUNTERTOPS

- Maple Cabinets with Raised Panels Doors in Kitchen, Wet Bar, Master Bath, Bath #2 & Laundry.
 - Crown Moulding & Light Railing at Kitchen
 - Floating Shelves at Wet Bar
- Cambria Counters at Kitchen, Wet Bar, Master & Bath 2 and Laundry
- Granite Counters at Summer Kitchen

POOL

- Custom Designed Pool and Spa Package
 - Bronze Enclosure
 - Autofill Hook Up

ADDED BENEFITS

- Warranty- (1) Year on Materials & Workmanship and (10) Years on Structural.