



Convenience Comfort Quality Style

TOWN HOME FEATURES

DESIGNER KITCHEN

- 36" designer quality crafted custom designed flat paneled wood cabinets with optional crown molding
- Convenient pantry for abundant storage
- Granite countertops with 2 color choices and 4" backsplash
- Granite breakfast bar (per plan)
- Under mount stainless steel sink with Moen
- 18" x 18" ceramic tile flooring
- Deluxe 1/3 hp in-sink garbage disposal
- Stainless Steel Appliances

STYLISH BATH

- Decorative vanity lighting fixtures
- Full width mirrors over vanities
- Designer wood cabinetry in all baths
- Granite vanity countertops
- Moen chrome faucets
- 12" x 12" ceramic tile flooring

DESIGN FEATURES

- 8'-6" First Floor, 9' 4" second floor ceilings
- Satin nickel keypad entry lock set & deadbolt
- Convenient pre-wiring for security system
- Electronic Smoke Detectors
- Knockdown finished ceilings
- 6-panel Cheyenne interior doors
- Vinyl-coated ventilated shelving in all closets
- 3 1/4" colonial baseboards throughout
- 18"x18" porcelain or ceramic tile flooring in foyer, kitchen and laundry
- Luxurious wall to wall carpeting in a variety of designer colors (installed over dense padding)
- Convenient interior laundry area

EXTERIOR BENEFITS

- Architectural concrete tiles roofs
- 1 or 2 front-entry car garages
- Attractive paver driveway, lead walk entry and rear patio
- Fully sodded home site with Palmetto St. Augustine sod
- Ultimate exterior paint system
- Street lights and sidewalks throughout the community
- Decorative 8'-0" ht. wood front entry door with side lights
- Decorative exterior coach light at front entry

ADDITIONAL FEATURES

- ENERGY STAR appliances, saves up to 50% on water and electricity usage and costs
- CFL lighting, saves up to 75% on lighting and cooling costs
- Advanced programmable thermostat, reduces heating and cooling consumption by up to 30%
- Water-efficient faucets and shower heads, reduces water and heating costs by as much as 50%

ENERGY EFFICIENCY

- Low HERS (Home Energy Rating System)
- R-38 ceiling insulation and radiant barrier
- UV-resistant window system to reduce UV rays, heat and fading
- Window flashing to reduce air and water leaks around windows
- Moisture-resistant material behind tubs and showers
- Minimum SEER 14 HVAC, as a standard in every home we build
- Sealed insulated ducts to prevent air leaks
- R-13 insulation value for walls
- R-41 insulated exterior concrete walls
- Impact resistant windows and doors
- Minimum MERV 8 HVAC filtration

CONSTRUCTION

- Durable poured-concrete foundation walls and reinforced concrete slab @ 4,500 psi
- Engineered water management to divert storm water to the storm drains
- Moisture-resistant roof underlayment
- Steel reinforced vertical load bearing walls from foundation to roof
- Fortified concrete energy efficient walls, hurricane and flood resistant
- Structurally engineered roof trusses with hurricane tie downs for wind protection
- PEX plumbing water lines
- Exterior hose bib connection

ELECTRICAL

- Pre-wired for ceiling fans with switches in all bedrooms and living room
- High speed structured wiring for 4-linephones, video and computer, includes CAT-5 data lines
- Electrical smoke detectors with battery back-up
- Carbon monoxide detector
- Finished one & two-car garage with automatic door opener
- Exterior weather proof outlets (G.F.I) at rear
- Minimum 200-amp electrical panel with circuit breakers
- Copper wiring in the interior of the home

COMMUNITY

- Underground utilities
- Municipal water & sewer
- Full lawn maintenance
- Automatic irrigation system
- Basic cable television and internet package
- Monitored alarm system with each home

QUALITY ASSURANCE

- Closing cost incentive (when using preferred lender PRMG & Movement Mortgage)
- Personalized New Homeowner Orientation
- LandAmerica Homes 1-Year Warranty
- 10-Year RWCTM warranty to protect your investment

