

## BROKERS WELCOME!

### Quality Construction Features

- Superior foundation consisting of 2500 PSI concrete floor slab, reinforced with mesh fiber
- Uponor PEX plumbing system w / manufacturer 25- year limited warranty
- Zip system green board sheathing on all vertical areas
- HomeTeam Taexx pest control treatment
- Concrete block exterior walls w/ poured, reinforced sills
- Pressure treated wood wherever wood and masonry contact
- Engineered roof trusses, strapped to the lintel beam with hurricane rated fasteners
- Continuous aluminum vented soffit under exterior overhangs
- Plan specific vented architectural shingle roof
- Standard 1-year IMX Group LLX warranty!

### Energy Savings

- HVAC system up to 16 seer with variable speed A/H & XL824 programmable Wi-Fi colored thermostat
- R-30 insulation over the living space
- R-13 insulation in all exterior walls including between garage and living area
- Black vinyl impact windows and impact sliding glass door

### Plumbing

- Minimum 50- gallon quick recovery energy efficient water heater
- 2 exterior hose bibs

### Electric

- Prewire for ceiling fans in all bedrooms and living areas
- Recessed interior and exterior lighting with LED bulbs
- Decorative LED lighting fixtures in all baths
- Smoke/ carbon monoxide detectors inside and outside of all bedrooms
- Prewire CAT5 data cables



**1875 Kingsdown Drive, Sarasota, Florida 34240**

**Total Finished- 3,315 SQFT**

**4 Bed, 5 Bath**

**Lot- .83 Acres**

### Interior

- All cabinets include dovetail, full extensions & soft close
- Choice of decorative hardware
- Quartz countertops, 3cm, and your choice from our standard colors

### Exterior

- Sherwin-Williams exterior acrylic satin paint
- up to 20,000 square feet of graded St. Augustine sod
- Premium front/ rear entry handsets
- Concrete driveway up to 2,200 sq. ft with culvert

### Garage

- 3 car garages with 8' overhead doors & keypad
- Liftmaster Wi-Fi ½ HP garage door opener with remotes for each bay.
- Painted walls and ceiling

### Kitchen

- Stainless steel appliances (smooth top electric range, side by side refrigerator, dishwasher, microwave)
- 36" upper cabinets with crown molding
- Stainless steel 50/50 undermount sink
- Modern faucet selection.

### Bathrooms

- KES or equivalent single lever chrome faucets
- American Standard or equivalent toilets
- Full width mirrors over vanities
- Coordinated wall and floor tile in master bath
- 3/8" heavy glass shower enclosure in master bath

