

# **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
- Concreate 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

# <u>Electric</u>

- 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

#### <u>Exterior</u>

- 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

# <u>Garage</u>

- 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**

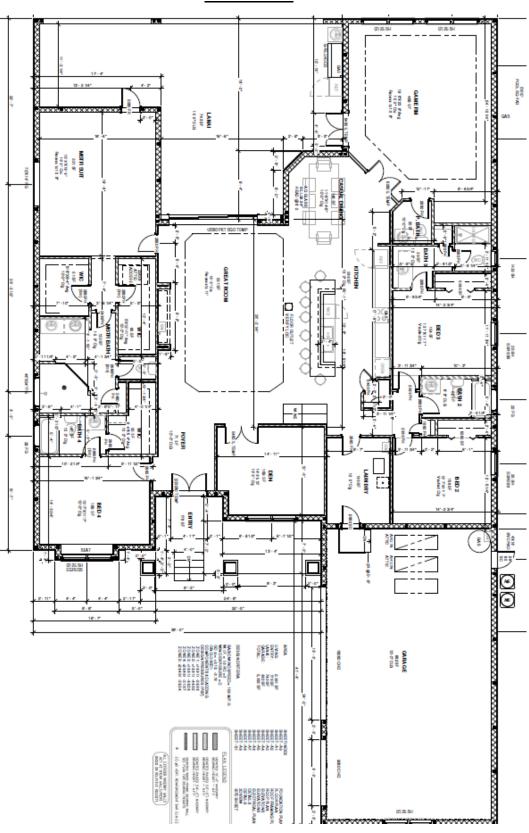
- Stainless steel appliances (smooth top electric range, side by side refrigerator, dishwasher, microwave)
- > 36" upper cabinets with crown molding
- > Stainless steel 50/50 undermount sink
- Modern faucet selection.

## <u>Bathrooms</u>

- 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



# **Floor Plan**



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