



HARBOR VIEW ESTATES, LLC

Standard Home Features

EXTERIOR

- ⚓ Low Maintenance Dutch Lap Vinyl Siding-Wind Resistant Up To 140mph; Vinyl Cedar Impression Shakes-Wind Resistant Up To 160mph and Soffits
- ⚓ Dimensional Shingles with Kevlar Surenail Stripping-130mph Blow Off and 10 year Algae Resistance Warranties
- ⚓ Aluminum gutters and leaders
- ⚓ Low-E, DP50 Rated Double Hung Tilt Vinyl Hurricane Windows with Full Screen
- ⚓ Thermal Energy Efficient Fiberglass Entrance Doors with Framesaver Jambs
- ⚓ Concrete Driveways and Sidewalks
- ⚓ Masonry Risers with Stone Treads and Vinyl Rails on Entry Stairs
- ⚓ Fiberglass Balconies with Vinyl Railings
- ⚓ Front and Rear Hose Bibs
- ⚓ Waterproof Electrical Outlets
- ⚓ Foundation Plantings
- ⚓ Elevation Exceeds 10' Base Flood Elevation, Poured Concret Foundation, on 20' Pilings w/Stainless Steel Foundation Flood Vents and Raised HVAC Units

ENERGY

- ⚓ 1-Zone High Efficiency Gas Forced Hot Air System with Programmable Thermostat
- ⚓ 50-Gallon Electric Hot Water Heater
- ⚓ 200 AMP Electrical System with Copper Wiring

KITCHEN

- ⚓ Wood Cabinetry, 42" Wall Cabinets with Granite Countertops
- ⚓ Dishwasher, Over the Range Microwave and Self-cleaning Gas Range
- ⚓ Stainless Steel Single Bowl Kitchen Sink with Single Lever Chrome Faucet
- ⚓ (4) 6" Recessed Lights

BATHS

- ⚓ Cultured Marble Countertops with Integrated Sinks, Single Lever Shower and Lavatory Faucets on 4" Centers; Double Bowl in Master Bath
- ⚓ Pedestal Sink in Powder Room
- ⚓ Fiberglass Tub Surround in Hall Bathroom
- ⚓ Walk-in Tiled White or Almond 5' x 5' Master Shower with Chrome Framed Clear Glass Shower Door and Shower Light
- ⚓ Full Vanity Mirror in All Bathrooms

INTERIOR AMENITIES

- ⚓ Wall-to-Wall Polyester Carpet in Dining Room, Great Room, Bedrooms, Stairs to 2nd and 3rd Floor, 3rd Floor Hall and Closets
- ⚓ 12 x 12 Ceramic Tile or 2 1/4" Oak Hardwood Entryway with Wall-to-Wall Carpet in Main Foyer
- ⚓ 2 1/4" Oak Hardwood in Powder Room, Kitchen and Breakfast Room
- ⚓ Interconnected Smoke and Carbon Monoxide Detectors with Battery Backup
- ⚓ (1) Telephone Location and (2) Cable Connections

AMENITIES

- ⚓ Home Owners Association
- ⚓ Picnic and Play Areas
- ⚓ 10-Year New Home Warranty
- ⚓ Optional Elevator

See sales associate for additional interior upgrade packages. Subject to errors, omissions and changes. 10/15

