

## Designer Kitchen:

- Cabinets have soft close doors and drawers
- Cabinets – 42" uppers with cove style Crown molding, refrigerator cabinet and trash pullout, birch doors and wood grain laminate boxes
- Whirlpool® Electric 5 burner 36" cooktop
- Whirlpool® stainless steel, built in microwave
- Whirlpool® stainless steel, single wall oven
- Whirlpool® stainless steel dishwasher with sensor cycle
- Whirlpool® stainless steel 36" vent hood
- Whirlpool® stainless steel 36" wide French door bottom mount refrigerator with water supply and automatic ice maker
- 3cm quartz countertops
- 4" Carrara quartz tile backsplash
- Stainless steel single bowl undermount sink with disposal
- Moen® matte black, one-handle, high arc pullout kitchen faucet
- Matte black cabinetry hardware
- Two aged iron colored pendant lights above kitchen island
- Electrical outlets including USB ports

## Primary Bathroom:

- 12"x24" Shaw tile on shower wall
- Tiled shower floor
- Listello decorative tile in master shower
- 3cm eased edge, quartz countertops
- 4" quartz backsplash on the vanities
- Rectangular bowl, undermount vanity sinks
- Matte black framed mirrors
- Matte black, Oslo 3-light vanity light fixture
- White, rectangular stand-alone tub
- Moen® matte black toilet paper holders & towel bars
- Glass shower enclosure with matte black hardware accents
- Moen® matte black shower and tub faucet
- Carrara tile wainscoting surrounding the stand alone tub

## Interior Features:

- Kwikset® lever, satin nickel interior door hardware
- 8' 1 3/8" 2 panel smooth square top hardboard interior doors.
- Shaw® pro series luxury vinyl plank floating floor with built-in pad throughout the kitchen, laundry, master suite and all bathrooms
- Shaw® carpet with 6lb pad installed in the secondary bedrooms, 2nd floor game room, media room, storage closets and stairs
- Midnight black ceiling fan in family room and all bedrooms
- Black powder coat hanging lantern light fixture in foyer, nook and dining room
- Honeywell® digital thermostat with Wi-Fi for energy efficient precision temperature selection
- Stainless Steel spindles – stained oak stair rail supports
- 2-part epoxy with grey flakes garage floors
- Two-tone paint scheme
- Royal® 2" faux wood blinds included throughout home

## Secondary Bathrooms:

- Moen® matte black toilet paper holder
- Moen® matte black towel bar
- Matte black, framed mirrors
- Rectangular bowl, undermount vanity sinks
- Quartz countertops
- 4" Carrara quartz backsplash
- Bath shower with bypass doors including matte black hardware accents
- Matte black, Oslo 3-light vanity light fixture
- Moen® matte black tub/shower faucet
- 12 X 24 Carrara tile shower wall

## Exterior Features:

- Interior of garage walls and ceilings to have stucco and/or drywall finish over block and/or drywall
- Professionally designed landscape package
- Sod with automatic irrigation system
- 4" concrete pavers driveway with base rock and sand set
- Lanais, exterior entry & lead walk: 4" concrete pavers sand set
- Private and public walks: 4" concrete with expansion joints and light broom finish
- Matte black outdoor ceiling fans on covered porches
- Black powder coat lantern light fixture outside of garage
- LiftMaster® built-in Wi-Fi controlled garage door
- 8' Exterior Door Single Lite with side lights and obstructed glass insert
- Kwikset® matte black front door handle

## Construction and Quality Assurance:

- Bora-Care treatment on exterior walls
- 30-year architectural fiberglass shingles
- 14.3-16 SEER High Efficiency Heat Pump Systems designed and sized by Florida Certified Air Conditioning Contractor for proper comfort and efficiency
- Hardwired smoke and carbon monoxide detectors with battery backup
- Applicable flashing and 25-year sealant installed on windows and doors
- Windows shall be tempered as required and impact resistant according to wind zone area and local governing codes
- 6-mil polyethylene sheathing vapor barrier, with all joints taped and sealed
- Massey Pest Prevention Plus in wet areas and around perimeter of house
- All plumbing penetrations sealed with mastic and where concrete is in contact with plumbing pipes
- Structurally engineered steel and fiber reinforced concrete monolithic slab

**WARRANTY COVERAGE:** All Terrata Homes come with a standard (1) year warranty on all craftsmanship, workmanship & materials excluding non-warranty items.