

# PARK BROOK – PAIRED HOMES

## STANDARD FEATURES

### PLANNING

- **NO COMMUNITY DEVELOPMENT DISTRICT FEES (CDD)**
- No flood insurance required (FEMA)
- Underground electric, telephone and cable T.V.
- Municipal water and sewers
- Paved streets
- Community Pool and Cabana
- Park-like Setting
- Landscaped common areas
- Decorative street lights and signs

### LANDSCAPING

- Home-site fully sodded with Floratam sod
- Professionally landscaped
- Automatic sprinkler system

### QUALITY CONSTRUCTION FEATURES

- Steel reinforced foundations
- Bora-Care termite treatment throughout home with limited warranty
- Engineered roof trusses with engineered hardware
- Concrete block exterior walls
- Ten year limited structural warranty

### EXTERIOR HIGHLIGHTS

- Fiberglass dimensional roof shingles with Lifetime limited warranty
- Weather Resistant Fiberglass Exterior Doors
- All exterior electrical outlets weather-proofed
- Exterior hose bibs (2)
- Attractive exterior designs

### ENERGY SAVING FEATURES

- 14 SEER High efficiency central heating & air conditioning
- R-30 ceiling insulation
- Insulated, leak-free ductwork throughout
- Double Pane, Low-E windows & sliding glass doors
- 40 gallon quick recovery water heater
- Programmable thermostat
- Overhangs, with continuous vents for attic ventilation
- Roof ridge venting for additional attic ventilation

### GARAGES

- Two-car garages
- Metal garage door
- Pre-wire for garage door opener

### WINDOWS & SLIDING GLASS DOORS

- Double Pane, Low-E windows & sliding glass doors and marble window sills
- Aluminum window frames complete with screens
- Storm Panels to protect all windows

### INTERIOR WALLS

- Latex wall paint with semi-gloss enamel trim
- Round corner bead – per plan

### CEILINGS

- Spanish Lace/Knockdown textured ceilings
- Volume ceilings – per plan
- Recessed can lights – per plan

### FLOOR COVERINGS

- Ceramic tile flooring in kitchen, foyer, baths and laundry room
- Wall-to-wall carpeting over cushioned pad - a variety of colors to choose from

### INTERIOR DOORS

- Raised-panel doors
- Embossed closet doors with trimmed openings
- Quality lever handle door hardware

### CLOSETS & SHELVING

- Walk-in closets in all master bedroom suites
- Vinyl-coated shelving

### ELECTRICAL

- Pre-wired TV and telephone outlets
- Pre-wired ceiling fan outlets
- Designer interior and exterior lighting fixtures
- Exterior coach lights
- Rocker/Decora switches
- Smoke detector(s) and CO detector(s) – per plan
- Door chime
- 200 AMP service

### KITCHEN

- Quality oak cabinetry
- Level 1 Granite Countertop
- 25 cu. ft. Side-by-Side Refrigerator with External Ice and Water
- Smooth-top electric range, with self-cleaning oven
- Above Range installed Microwave
- Energy-saver dishwasher
- Garbage disposal
- Double compartment stainless steel sink
- Single lever, one-touch Moen faucet

### BATHS

- Quality oak cabinetry
- Level 1 Granite Countertops
- Medicine cabinets
- Steel tubs, with porcelain finish
- China Oval Lav Sinks
- Full-size mirrors over vanities
- Water saving plumbing
- Single lever, washer-less faucets
- Ceramic-tiled shower/tub walls and bath accessories
- Garden tub in master bath – per plan
- Shower Enclosures – per plan
- Enclosed water closet – per plan