

## Home Features | Clipper Series

## LakeHouse Cove at Waterside

### DESIGN

Over 65 Years of Homebuilding Experience. Currently Building Single-Family and Condominium Homes in Arizona, California, Florida, Hawaii, Nevada, Texas and Wisconsin.

- Exceptionally Designed Homes
- In-House Professionally Staffed Design Center
- Full-Time Experienced On-Site Construction Supervision
- Independent Third-Party Quality Assurance Inspections
- Florida Green Build Certified
- All Homes "HERS" Rated and Certified After Closing

### STRUCTURAL

- Steel Reinforced Foundation using 3000 PSI Concrete
- Two Course Stem Wall Block Foundation
- Concrete Block Construction
- Interior Framed Walls - 16" on Center
- 2x6 Studs on All Second Floor Exterior Walls - 16" on Center
- Sentricon - Termite Protection
- Taexx In-Wall Pest Tube System
- R-13 and R-19 Exterior Frame Wall Insulation per Plan
- Hurricane Engineered Roof Trusses and Anchoring System
- R-38 Batt Ceiling Insulation
- 5/8" Radiant Barrier Plywood Roof Sheathing ILO OSB
- Tile Roof
- 16-Seer High Efficiency Heat Pump with Variable Speed Air Handler
- Wi fi Compatible Air Conditioning System with Humidistat

### EXTERIOR FEATURES

- Standard Elevation with Impact Glass Windows and Door - Front Elevation Only
- Gutters and Downspouts
- Brick Paver - Driveway, Front Entry, Walkway and Lanai
- Insulated Low E Double Paned, White Vinyl Windows and Sliding Glass Doors
- Steel Hurricane Protection Panels for Windows and Exterior Glass Doors - Sides and Rear
- 8' Height Exterior and Sliding Glass Doors
- 8' Height Garage Doors - Wind Loaded and Impact Rated with Garage Door Openers and 2 Remotes
- Sherwin Williams Loxon and SuperPaint on Exterior
- Tankless Gas Water Heater
- 3 Hose Bibs per Plan
- Landscaping Package with St Augustine Sod and Full Coverage Irrigation System

### ELECTRICAL

- 200 Amp (Minimum) Electrical Service
- Security System Prewire
- Garage Carriage Light Prewires per Plan
- Post Lamp with Photocell
- Exterior Weatherproof Duplex Receptacles per Plan
- Smoke and Carbon Monoxide Detector with Battery Back-up
- Structured Wiring Package for Cable and Telephone/Data Jacks (Cat 6)
- Rocker Light Switches Throughout
- Decorative Bath Light Fixtures Wall Mounted above Vanity Mirrors
- Washer Electric Hookup/Dryer Gas Hookup

### INTERIOR FEATURES

- Ceiling Finish - Hand Textured Knockdown
- Wall Finish - Orange Peel Texture
- 5 1/4" Wood Baseboards Throughout
- 2 1/4" Wood Casing Around Doors and Bi-Fold Doors
- 8' Height Interior Doors - 6 Panel Textured Finish or 2 Panel Smooth Finish
- Interior Door Hardware Levers
- Interior Paint - 1 Color for Walls; 1 Color for Ceiling and Trim
- Window Sills - White Solid Surface
- Carpeting - Stain Resistant with 6lb Pad
- Floor Tile (18x18) per Plan
- DensShield Wall Tile Backer in Shower and/or Tub Areas
- Wall Tile in Shower and/or Tub Areas - All Baths
- Cabinets with 42" Kitchen Uppers with Crown Molding and Light Valance
- Kitchen Countertops - 3cm Granite with Under Mount Stainless Steel Sink
- Moen Integra Pullout Chrome Kitchen Faucet
- Bath Vanities - Raised Height
- Bath Countertops 2cm Verona Marble or Quartz (Select Colors) with Under Mount China Sink
- Moen Chateau Chrome Bath Faucets
- Elongated White Commode in Each Bath
- Garbage Disposal
- Stainless Steel GE Profile Refrigerator, Dishwasher, Gas Range and Advantium Oven (Over Range)

### WARRANTY

- Builder 1 Year All Inclusive Warranty
- 10 Year Structural Warranty
- GE Appliance 5 Year Extended Warranty