

FACTS & FEATURES

PEACE OF MIND

EXTERIOR

- Decorative low maintenance textured finished exteriors with architectural details
- 8ft entry door - per elevation
- **Tile Roof (per plan and elevation) or 30 year dimensional shingles**
- Decorative mailbox
- Panel steel door for garage with garage door openers and 2 remotes
- **Floritam sod and custom designed landscape package**
- Two exterior hose bibs
- Kwikset Titan entry locks with dead bolts on exterior doors
- Outside weatherproof electrical outlets
- 6 zone sprinkler system with rain sensor
- Security System includes motion sensor

INTERIOR

- Raised Cheyanne interior 8ft colonial doors (on first floor)
- Decora Switches
- Choice of interior paint color with white ceilings
- Crown moulding at deco columns, foyer, formal dining room and living room, study, and owner's retreat
- **5 1/4 baseboards**
- Ceramic tile in entry, kitchen/breakfast, utility and all baths
- Carpet with 6lb. pad
- Birch cabinetry throughout kitchen and baths
- Cabinets in utility room (per plan)
- Smoke detectors in all bedrooms and hallways
- Ceiling fan bracing and pre-wire in family room, owner's retreat, secondary bedrooms and lanai
- Ceiling mounted light fixture in secondary bedrooms
- Ventilated closet shelving
- Plant shelves for room accents (per plan)
- Art niche (per plan)
- Back pack rack with shelving (per plan)
- **Spanish lace textured ceilings**
- Kwikset interior hardware
- Low E double pane vinyl frame windows with custom wood sills and screens
- Spacious linen closets
- Structured wiring distribution system; 1 Cat 5 phone or data port & 1RG6 cable, media ports to be located in family room, owner's retreat, and all secondary bedrooms. 1 Phone port to be located in kitchen and owner's retreat. 5.1 Surround Sound prewire located in family room.

KITCHEN

- Gourmet Kitchen with abundant cabinet space and separate pantry and breakfast bar (per plan)
- Conveniently located electrical outlets
- Large pantries with deep, wood shelving
- 42" birch cabinets trimmed with crown moulding in your choice of finishes
- Level 1 granite countertops with coordinated tile backsplash
- Stainless steel undermount sink with coordinating Delta faucet
- Ceramic tile floor in kitchen and breakfast area
- **Dramatic recessed can lighting**
- **Whirlpool Stainless Steel kitchen appliances**
- Whirlpool 36" 5 burner gas cooktop and wall oven
- Whirlpool dishwasher
- Whirlpool Microwave vented to exterior of the home
- Ice maker connection for refrigerator
- High capacity 1/2 HP Badger food disposal unit

OWNER'S RETREAT / MASTER BATH

- Spacious, private Owner's Retreat
- Decorator lighting (per plan)
- Walk-in closet
- Separate linen closet (per plan)
- Medicine cabinet with mirror door and beveled edge
- Elongated commode in private water closets
- **Delta plumbing fixtures**
- Birch cabinets
- Granite vanity tops with undermount sinks
- Ceramic tile floor in wet areas
- Framed mirrors
- Clear glass enclosed shower with safety glass, ceramic tile walls and recessed floor (per plan)

WARRANTY / VALUED CONSTRUCTION TECHNIQUES

- 10-year Home Builder's Limited Warranty. Transferable upon sale of your home in the first ten years.
- Complete customer care service program
- Homeowner Orientation Meeting prior to closing to introduce systems of the home and to assure overall satisfaction
- **Personalized builder program**
- **Electrical breaker panel inside garage**
- Vent fans in all bathrooms
- Steel reinforced 2500 PSI concrete in foundation
- Vapor barrier under entire home
- Taexx Built In Pest Control System
- Sentricon Termite Elimination System
- Gas tankless hot water heater
- Water softner loop pre-plumb
- All copper electrical wiring
- Hurricane straps
- **Convenient 24-hour emergency service number**
- Wood frame and concrete block construction
- Individually engineered foundation, wall and roof truss system
- 200 amp electrical service
- Gas community

DAVID WEEKLEY'S PROGRAM

EnergySaver

- **Environments for Living Program**
- **Jump ducts in all bedrooms to balance hot and cold temperature**
- **Sherwin Williams low VOC (volatile organic compound) paint**
- **Denshield tile backer in all water contact areas**
- **Anti-fracture material used at all seams and nails at shower**
- **R-38 batt/blown fiberglass insulation**
- **Pleated media air filters (MERV 8) for more efficient filtering of the air in your home**
- **High efficiency, 14 SEER rated air conditioner with environmentally friendly Puron refrigerant**
- **Polysealant at plates, doors and windows to prevent air infiltration and moisture penetration**
- **R-3.8 foam board insulation on exterior block walls in living areas**
- **Radiant barrier roof sheathing**
- **Programmable thermostat for AC systems**
- **Low E vinyl double pane windows**
- **Carbon Monoxide detectors to monitor air quality**
- **Paperless batt insulation in framed walls**
- **Fresh air intake incorporated into AC system**

PERSONALIZED SELECTIONS

- Exterior stucco color selections
- Interior wall paint color selections

CUSTOM CHOICES

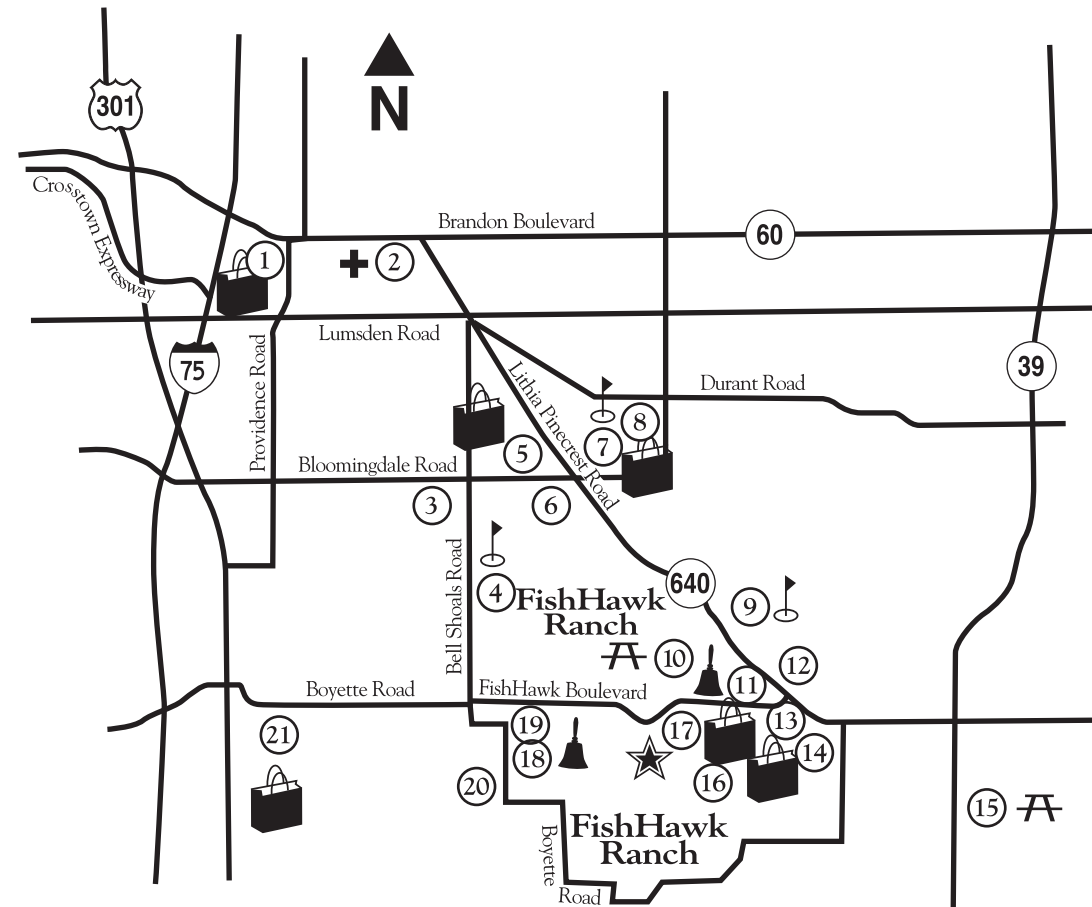
(Please see your sales consultant for pricing)

- Swimming pool or optional spa
- Additional TV and telephone outlets
- Upgraded kitchen backsplash tile
- Electric garage door opener
- Garage door designer windows
- Upgraded appliance package
- Upgraded carpeting in abundant grades and color selections
- Wood flooring
- Custom cabinet finishes and hardware
- Plumbing fixture upgrades
- Flexspace options
- Solid surface countertops
- Built in computer galleries (per plan)
- Numerous cabinet colors to chose from
- Audio/video/low voltage upgrades
- Upgraded bath tile
- Every David Weekley home comes with the opportunity to select from a long list of special upgrades and options allowing you to further personalize your home to your individual tastes and desires
- Personal consultation with professional interior decorator in our Design Center



NEIGHBORHOOD MAP

FISHHAWK RANCH MANOR



SCHOOLS

Stowers Elementary School	19
Barrington Middle School	18
Newsome High School	11

OTHER AREAS OF INTEREST

Bloomingdale Center	3
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SHOPPING

Publix	13
Publix	21
Albertson's	7
Winn Dixie	5
Brandon TownCenter Mall	1
Walgreens	17

HOSPITALS

Brandon Columbia Hospital	2
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RECREATIONAL FACILITIES

Alafia River State Recreation Center	15
Alafia Boy Scout Camp	12
Lithia Springs Park	10
Suncoast Girl Scout Camp	20
River Hills Country Club	9
Bloomingdale Golfer's Club	4
Buckhorn Golf Club	8
Bloomingdale YMCA & Little League	6
FishHawk I Community Center & Pool	14
FishHawk II Community Center & Pool	16

SOME FACTS & FEATURES THAT WILL ADD TO YOUR P E A C E O F M I N D

If you like what you see in a David Weekley home, you may not be considering what is behind the drywall. There is a lot that goes on behind the walls that really sets us apart from the rest.

For example, the energy efficient construction that we believe so strongly in that we will actually guarantee it! The batt/blown insulation in the attic, the air infiltration controls and the insulation of our concrete block walls are all items behind the walls that really set us apart from the others. We use double pane low E vinyl windows, radiant barrier in the attic, and mastic around our HVAC components which prevents unnecessary loss of the air that you are paying to cool in the summer and heat in the colder months.

Of course, there are the things that you do see. The architectural details in our elevations, top quality selections at our Design Center, brand name appliances and rich finishes; from hard wood flooring to gorgeous granite countertops. There is no doubt that you are discovering, for Peace of Mind, you just can't beat a David Weekley Home.