

FACTS & FEATURES

PEACE OF MIND

EXTERIOR

- Decorative low maintenance textured finished exteriors with architectural details
- Fiberglass six panel entry door
- **High quality GAF fungus resistant dimensional shingles with 30 year limited manufacturer's warranty**
- Floritam sod with irrigation system
- Two exterior faucets
- Kwikset Titan entry locks with dead bolts on exterior doors
- Outside weatherproof electrical outlets (3)
- Complete security system installed

INTERIOR

- Raised six panel interior colonial doors
- Decora Switches
- Crown moulding at deco columns
- White corian window sills
- Decorative colonial 5 1/4 base boards
- Ceramic tile in entry, kitchen/breakfast, utility and all baths
- Carpet with 6lb. pad
- Maple cabinetry throughout kitchen and baths
- Level 1 corian counter tops in secondary baths and utility
- Smoke detectors in all bedrooms and hallways
- 5 media and 1 surround sound pre-wire
- Ceiling fan bracing and pre-wire in family room, retreat, study, 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)
- Spanish lace textured ceilings
- Kwikset interior hardware
- Low E vinyl double pane windows
- Vanity mirror with polished edges
- Spacious linen closets
- Structured wiring distribution system

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" maple cabinets trimmed with crown moulding in your choice of finishes
- Granite countertops with coordinated 6" backsplash
- Stainless steel undermount sink with coordinating Delta faucet
- Ceramic tile floor in kitchen and breakfast area
- **Abundant recessed lighting**
- Whirlpool 30" stainless steel self-cleaning range
- Whirlpool stainless steel high efficiency dishwasher
- Whirlpool stainless steel space saver microwave vented to the outside
- 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)
- Large walk-in closet
- Separate linen closet (per plan)
- Medicine cabinet with mirror door and beveled edge
- Elongated commode in private water closets
- Dual vanities with granite countertops and undermount sinks
- Chrome Delta fixtures
- Maple cabinets
- Ceramic tile floor in wet areas
- 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.
- 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
- 2500 PSI concrete in foundation
- Vapor barriers under entire home
- Taexx Built in Pest Control System
- Radiant barrier roof decking
- Hurricane straps
- Sentricon Termite elimination system
- **Convenient 24-hour emergency service number**
- Wood and concrete block construction
- Individually engineered foundation, wall and roof truss system
- 200 amp electrical service

DAVID WEEKLEY'S PROGRAM

- *Energy Saver*
- **Environments for Living Gold Program**
- **Jump ducts in all bedrooms to balance hot and cold temperature**
- **PPG 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

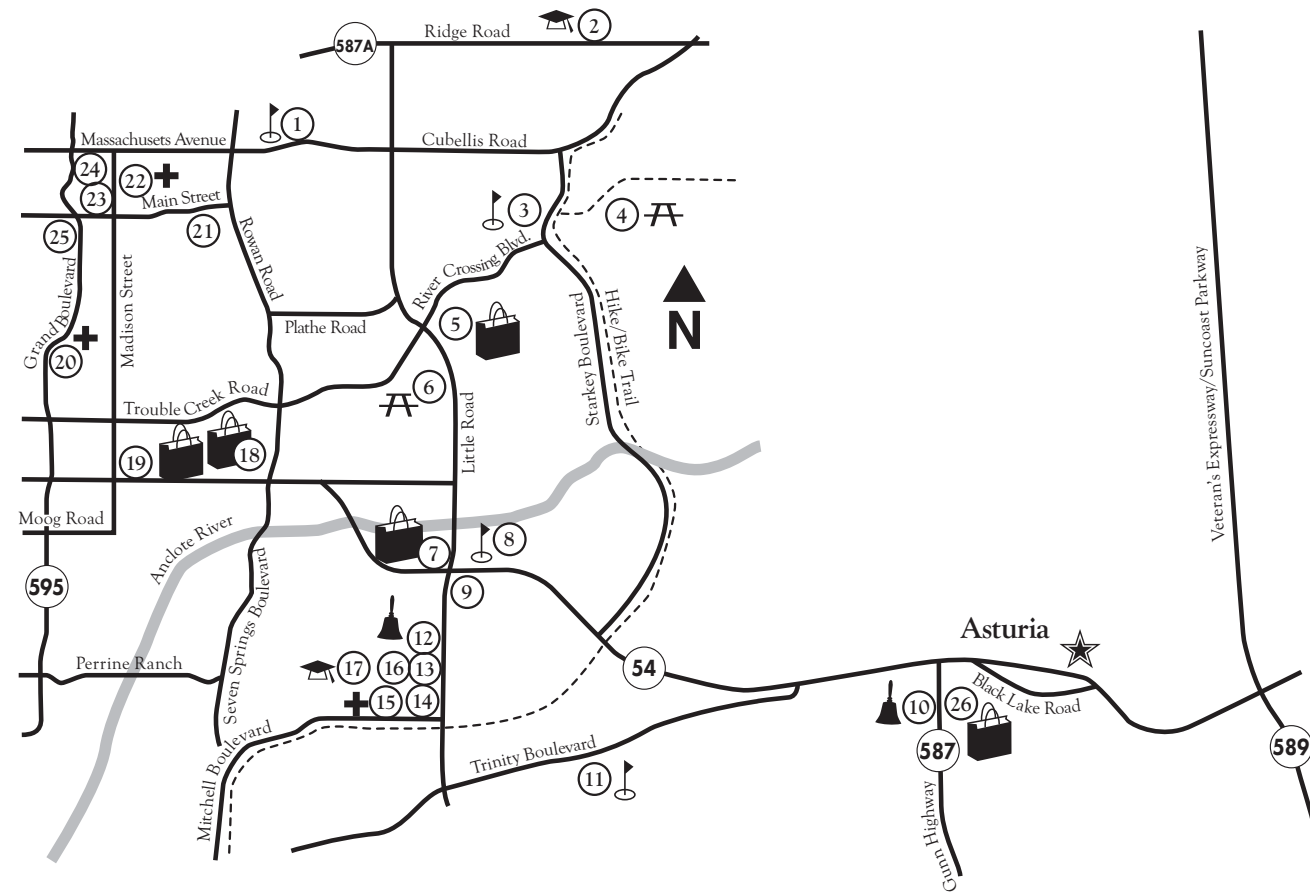
CUSTOM CHOICES (Please see your sales consultant for pricing)

- Swimming pool or optional spa
- Additional TV and telephone outlets
- Kitchen backsplash tile
- Additional electric garage door opener
- 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

Asturia



SCHOOLS

Odessa Elementary School	10
Seven Springs Middle School	12
Mitchell High School	13
Trinity College	17
Pasco-Hernando Community College	2

OTHER AREAS OF INTEREST

Post Office - Elfers	21
New Port Richey Public Library	23
New Port Richey Fire Department	24
Richey Suncoast Theatre	25

HOSPITALS

Morton Plant Mease Trinity Outpatient & Surgery Center	15
Community Hospital New Port Richey	20
Morton Plant Mease - North Bay Hospital	22

SHOPPING

River Crossing Centre - Publix	5
Super Wal-Mart	7
Mitchell Ranch Plaza	9
Mitchell Crossings - Kash n Karry	14
Pasco Square - Bealls	18
Winn Dixie	19
Publix	26

RECREATION

Magnolia Valley Golf Club	1
Timber Greens Country Club	3
Jay B. Starkey Wilderness Park	4
Jack Mitchell Park	6
Seven Springs Golf & Country Club	8
Fox Hollow Golf Course	11
YMCA	16

SOME FACTS & FEATURES THAT WILL ADD TO YOUR

PEACE OF MIND

LAKE, MANOR & PARK SERIES

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.