

FACTS & FEATURES

PEACE OF MIND

EXTERIOR

- Warm, richly appointed classic elevations with David Weekley Homes' most innovative designs
- **White decorative windows throughout**
- Clopay gallery garage door with opener and two remotes
- Elegant coach lighting (per plan)
- Handsome exterior hardware with privacy deadbolts on all exterior doors
- **High quality 30 year fungus resistant architectural shingles or tile roof**
- Textured coating on exteriors (per plan)
- 2 exterior hose bibs
- **Sodded homesite with landscape package**
- **Convenient automatic multi zone sprinkler system**
- Exterior weatherproof electrical outlets
- Covered lanai (per plan)
- Acrylic decking on front and rear porches

INTERIOR

- **Choice of Decorator paint colors with accent trim**
- Spanish Lace textured ceilings
- **Custom decorative crown moulding in foyer, living/study, dining room and owner's retreat**
- **Traditional open stairways with stained handrail and painted woodwork (per plan)**
- Long-life, stain resistant carpet in your choice of designer colors
- Gourmet Kitchen with abundant cabinet space and separate pantries, islands and breakfast bars (per plan)
- Washer and dryer connections in comfortable air conditioned laundry room
- **Ceramic tile flooring in all baths, kitchen and breakfast area, foyer and laundry room**
- **Level 1 wood flooring in study and/or living room and dining room**
- Cheyenne raised panel interior doors with lever hardware
- **5 1/4" colonial baseboards throughout**
- **3 1/4" casing**
- **Custom wood window sills and trim**
- **Delta stainless steel plumbing fixtures in all baths**
- **Matching towel bars and toilet roll holders with plumbing fixtures**
- **Granite countertops with undermount sinks in secondary baths**
- **Maple cabinets in all baths at gentleman's height**
- **Complete alarm system**
- **Surround sound pre-wire in one room plus 2 speaker pre-wire on lanai**
- Easy touch, wide rocker electrical switches in all rooms
- Spacious linen closets (per plan)
- Smoke detectors with battery back-up
- **Structured wiring distribution system**
- **All bedrooms, family room, bonus room, study, children's retreat and covered lanai pre-wired for ceiling fan**
- Protective ground fault interrupter circuits in wet areas
- Superslide shelving in all bedroom closets

KITCHEN

- Efficiently organized work space
- Conveniently located electrical outlets
- Island workspace (per plan)
- Garden window over sink (per plan)
- Large pantries with wood shelving
- **Ceramic tile backsplash**
- **Designer 42" maple recessed panel cabinets with crown moulding in a choice of finishes**
- **Custom fitted Granite countertops**
- **Undermount stainless steel sink**
- **Ceramic tile flooring in kitchen and breakfast area**
- **Stainless steel Whirlpool kitchen appliances**
- **Whirlpool cooktop with built in oven**
- **Whirlpool microwave**
- **Whirlpool Dishwasher**
- Delta stainless steel faucet
- Icemaker connection for refrigerator
- High capacity food disposal unit

OWNER'S RETREAT / MASTER BATH

- Spacious, private owner's retreat
- Massive walk-in closets
- Soaring ceilings
- Creative window designs
- **Decorative crown moulding**
- **Ceramic tile flooring in bath and vanity**
- **Granite vanities with undermount sinks (per plan)**
- Oversized mirrors with decorative lighting
- Elongated commode in private water closets
- Separate enclosed shower with safety glass and hand laid ceramic tile floor and surround
- Decorative shower/tub wall tile selections
- **Maple cabinets**
- Built-in mirrored medicine cabinet with beveled edge
- Spacious linen closets (per plan)
- **Delta stainless steel plumbing fixtures**



FACTS & FEATURES CONT.

WARRANTY / VALUED CONSTRUCTION TECHNIQUES

- 10-year Home Builder's Limited Warranty. Transferable upon sale of your home in the first ten years.
- Complete customer service program
- Quality walks during building process
- **Homeowner Portfolio - A guide to using your home**
- **Personal Builder Program**
- Concrete block and wood frame construction
- Individually engineered foundation and roof truss system
- Hurricane straps
- A minimum of 200 amp electrical service (per plan)
- Termite treatment
- Convenient 24 hour warranty emergency number. Call 813-422-6136
- Impact glass on front windows, hurricane shutters for side and rear of home windows

DAVID WEEKLEY'S *Energy Saver* PROGRAM

- EFL Gold Designation which gives the owner a guarantee on heating and cooling usage
- Jump ducts in all bedrooms to balance hot and cold temperature
- Low VOC (volatile organic compound) paint
- Densshield/Hardi Backer in all water contact areas
- Anti-fracture material used at all seams and nails at shower
- Pleated media air filters (MERV 8) for more efficient filtering of the air in your home
- High efficiency, 14 SEER rated heat pump/air conditioning with environmentally friendly Puron refrigerant
- Polysealant at base plates, doors and windows to prevent air infiltration and moisture penetration
- R-3.8 foam board insulation on 1st floor
- Programmable thermostat for AC systems
- Low E vinyl double pane windows and sliding glass doors
- Carbon Monoxide detectors to monitor air quality
- Paperless batt insulation in framed walls

PERSONALIZED SELECTIONS

- Every David Weekley home comes with the opportunity to select from a long list of Custom Choices allowing you to further personalize your home to your individual tastes and desires
- Personal consultation with professional interior designer in our Design Center
- FlexSpace options
- Choice of exterior color selections
- Extensive choice of granite and solid surface countertops available with coordinating tile backsplash in kitchen
- Luxury carpeting in abundant grade and color selections
- Ceramic tile in foyer, secondary baths, laundry room, master bath, kitchen and breakfast area
- Choice of cabinet finishes available and options like glass fronts, staggered, lazy susans etc.
- Choice of window treatments available
- Custom designed swimming pool and spa with screen enclosure available

