

FACTS & FEATURES

PEACE OF MIND

EXTERIOR

- Decorative low maintenance textured finished exteriors with architectural details
- Fiberglass six panel entry door
- **High quality Elk fungus resistant dimensional shingles with 30 year limited manufacturer's warranty**
- Decorative mailbox
- **Floritam sod with irrigation system**
- Two exterior faucets
- Kwikset Titan entry locks with dead bolts on exterior doors
- Outside weatherproof electrical outlets
- Complete security system installed
- Steel hurricane reinforced garage door with opener (2 car)
- Storm Shutters

INTERIOR

- Raised three panel interior colonial doors
- Decora Switches
- Crown moulding at deco columns, foyer, dining room and Owner's Retreat
- Marble window sills
- Ceramic tile in entry, kitchen/breakfast, utility and all baths
- Carpet with 6lb. pad
- Decorative 5 1/4 colonial baseboards
- Birch cabinetry throughout kitchen, baths and utility
- Level 1 granite counter tops in secondary baths and corian in utility
- 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)
- 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; 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 five 12" wood shelving
- 42" birch 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
- Two pendant lights
- Dramatic recessed can lighting
- Whirlpool 30" stainless steel gas range
- Whirlpool stainless steel high efficiency dishwasher
- Whirlpool 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)
- 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
- Birch 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.
- Complete customer care service program
- Personalized builder program
- Electrical breaker panel inside garage
- Vent fans in all bathrooms
- 2500 PSI concrete in foundation
- Vapor barriers under entire home
- Timbor insecticide fungicide treatment
- Pest Defense
- Radiant barrier OSB
- Double nailed hurricane straps
- **Convenient 24-hour emergency service number**
- Wood and concrete block construction
- Individually engineered foundation, wall and roof truss system
- 200 amp electrical service
- Tankless water heater
- Water softner loop pre-plumb and pre-wire only

DAVID WEEKLEY'S *Energy Saver* PROGRAM

- **Environments for Living Gold with 3 year guarantee**
- **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 base plates, doors and windows to prevent air infiltration and moisture penetration**
- **R-3.8 foam board insulation on block walls**
- **R-4.1 M-Shield on block walls in conjunction with foam board**
- **Radiant barrier roof decking**
- **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

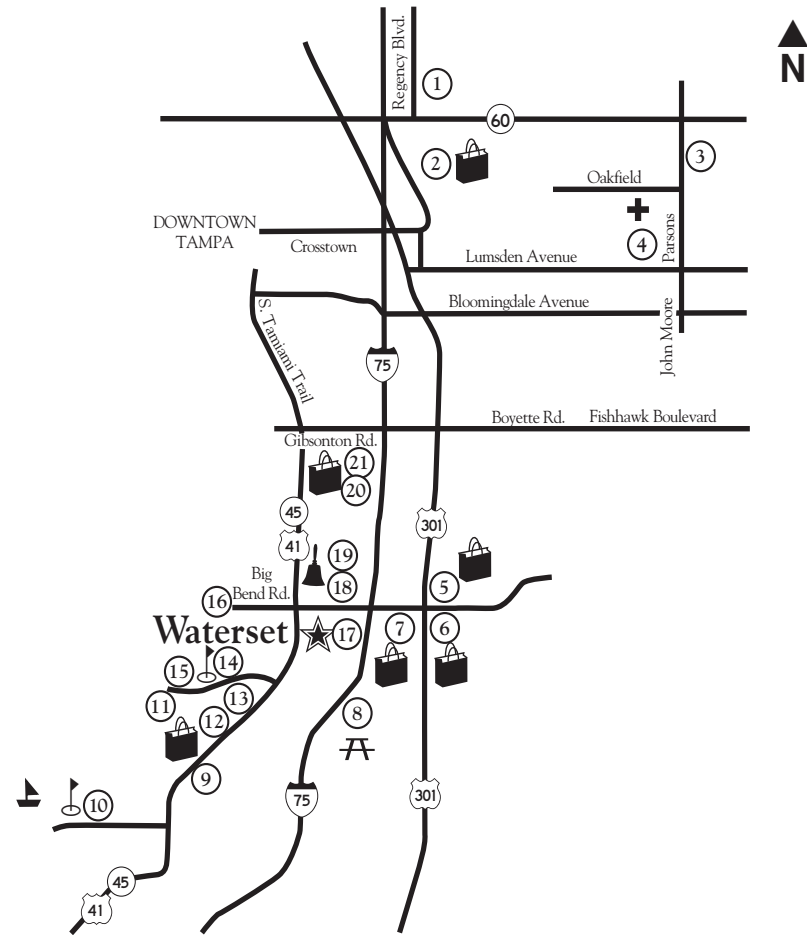
- Exterior stucco color selections
- Interior wall paint color selections

CUSTOM CHOICES (Please see your sales consultant for pricing)

- Swimming pool or optional spa
- Additional TV and telephone outlets
- Ceiling fans
- 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
WATERSET
COTTAGE



SCHOOLS		SHOPPING	
Inez Doby Elementary School	17	Publix Grocery	5, 13
Eisenhower Middle School	18	Brandon Towne Center	2
East Bay High School	19	Walgreens	7
		Walmart Supercenter	21
HOSPITAL		CVS	12
Brandon Regional Medical Hospital	4	Sams Club	6
		Lowe's	20
RECREATION		OTHER AREAS OF INTEREST	
Bullfrog Creek Mitigation Park	8	GTE	1
Wildlife and Environmental Area	16	TECO	3
Manatee Viewing Area			
Apollo Beach Golf Club	14		
Beach Resort & Club at Little Harbor	10		
Ruskin Family Drive-In	9		
Lands End Marina	11		
Cicles Restaurant	15		

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, there's a lot you probably don't see that sets us apart also.

The energy-efficient construction, for example. And batt/blown insulation in the attic. And air infiltration controls.

Then there are the things you see but may not fully appreciate. Like first-quality exteriors and brand name appliances. The way our cabinets are crafted and the many architectural details. As you no doubt are discovering, for peace of mind, you just can't beat David Weekley Homes.