

## FACTS & FEATURES

Anclote  
RIVER CROSSING

# PEACE OF MIND

### EXTERIOR

- Deeded, custom built dock
- Warm, richly appointed classic elevations with David Weekley Homes' most innovative designs
- White decorative windows throughout
- Amarr gallery garage door with opener and two remotes
- Elegant coach lighting (per plan)
- Handsome exterior hardware with privacy deadbolts on all exterior doors
- Textured coating on exteriors with Hardie accents (per plan)
- Landscaping/Sod maintained as part of HOA
- Exterior weatherproof electrical outlets
- Acrylic decking on front porch and rear lanai
- Balcony with maintenance-free vinyl railing

### INTERIOR

- Choice of decorator paint colors with accent trim
- Spanish Lace textured ceilings
- Built-in sprinkler system
- Long-life, stain resistant carpet in your choice of designer colors
- Washer and dryer connections in comfortable air conditioned laundry room or laundry closet
- Ceramic tile flooring in all baths, laundry room, foyer, and kitchen
- 6 panel interior doors with hardware
- 5 1/4" colonial baseboards throughout
- 2 1/4" casing
- Corian window sills
- Delta plumbing fixtures in all baths with chrome finish
- Matching towel bars with plumbing fixtures
- Corian countertops in all baths with undermount sinks
- Maple cabinets in all baths
- Complete alarm system
- Surround sound pre-wire in family room plus 2 speaker pre-wire on lanai and balcony
- Conveniently located in-wall TV pre-wire at owner's retreat and family room
- Easy touch, wide rocker electrical switches in all rooms
- Spacious linen closets (per plan)
- Smoke detectors with battery back-up/Carbon monoxide
- Structured wiring distribution system
- All bedrooms, family room, 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
- Designer 42" maple recessed panel cabinets with crown moulding in a choice of finishes
- Custom fitted Granite countertops with 6" backsplash
- Undermount stainless steel sink
- Stainless steel kitchen appliances
- Whirlpool electric range
- Whirlpool microwave
- Whirlpool dishwasher
- Delta stainless steel kitchen faucet
- Icemaker connection for refrigerator
- High capacity food disposal unit

### OWNER'S RETREAT / MASTER BATH

- Spacious, private owner's retreat
- Massive walk-in closets
- Creative window designs
- Ceramic tile flooring in bath
- Corian vanities with undermount sinks and 4" backsplash (per plan)
- Oversized mirrors with decorative lighting
- Luxury owner's bath with separate tub and shower
- Elongated commode in private water closet in owner's retreat bath
- Acrylic shower pan on 2nd floor owner's retreat bath
- Decorative shower/tub wall tile selections
- Maple cabinets
- Spacious linen closets (per plan)
- Delta plumbing fixtures with chrome finish



# FACTS & FEATURES CONTINUED

## 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
- Hurricane shutters

## DAVID WEEKLEY'S PROGRAM

## *Energy Saver*

- Jump ducts in all bedrooms to balance hot and cold temperature
- Sherwin Williams 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 Carrier 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
- Two Programmable thermostats for zoned AC system
- Low E vinyl double pane windows and sliding glass doors
- Carbon Monoxide detectors to monitor air quality
- Paperless batt insulation in framed walls
- 50 gallon electric water heater

