

# FACTS & FEATURES

## PEACE OF MIND

### EXTERIOR

- Warm, richly appointed classic elevations with David Weekley Homes' most innovative designs
- White decorative divided light windows on front elevations (per plan)
- 8' fiberglass 3/4 lite front door with keylock and deadbolt
- Carriage Style Garage Door with opener
- Water efficient Xeriscape
- Handsome exterior entry hardware in antique nickel with privacy deadbolts on all exterior doors
- High quality 30 year architectural shingles
- Two exterior hose bibs
- Exterior weatherproof electrical outlets
- Underground utilities with lighted streets
- Concrete broom finish front walk
- Paver front porch and lanai

### KITCHEN

- Luxurious 3cm granite countertop
- Tile back splash with pattern
- Conveniently located electrical outlets
- Pantries with wood shelving
- Designer 42" Cabinets in choice of finishes
- Ceramic tile flooring in kitchen and breakfast area
- Stainless Steel GE Gas Cooktop
- Stainless Steel GE Built-on Wall Oven
- Stainless Steel GE Microwave
- Stainless Steel Energy star GE Built in Dishwasher
- Stainless Steel Under cabinet Hood
- Durable stainless steel under mount sink
- Ice maker connection for refrigerator
- High capacity food disposal unit

### INTERIOR

- Choice of decorator paint colors with accent trim
- Custom-finished knockdown ceiling
- Long-life carpet in your choice of designer colors
- Ceramic tile flooring in foyer, kitchen/breakfast, all baths and laundry room
- 5-1/4" baseboards throughout
- Colonial door casings throughout
- Crown molding at entry, owner's retreat, and study
- Moen faucets in all baths
- Security System
- All bedrooms and family room are pre-wired for ceiling fan
- 2 panel arch top interior doors with satin nickel door handles (8' on first floor, 6'8" on second floor.)
- Granite countertops in all secondary baths
- 1-Wireless Access Point Prewire, 1-In Wall chase, 1-Wall Mounted wire panel, 1-Panel mounted Router, 1-Data/Video Drop, 1-Data Drop (3 drops total, 2 locations)
- Spacious linen closets (per plan)
- Smoke detectors with battery back-up
- Category 5 RG-6 wiring
- Protective ground fault interrupter circuits in wet areas
- Maintenance free ventilated shelving throughout
- Finished and painted garages
- Rocker light switches
- Wooden window sills
- Elegant waterfall stair system

### OWNER'S RETREAT/ MASTER BATH

- Generous walk-in closets
- Ceramic tile flooring in bath
- Oversized mirrors with decorative lighting
- Spacious linen closets (per plan)
- Moen faucets
- 3cm granite countertops with 4" granite backsplash
- Separate enclosed shower with safety glass

### WARRANTY/VALUED CONSTRUCTION TECHNIQUES

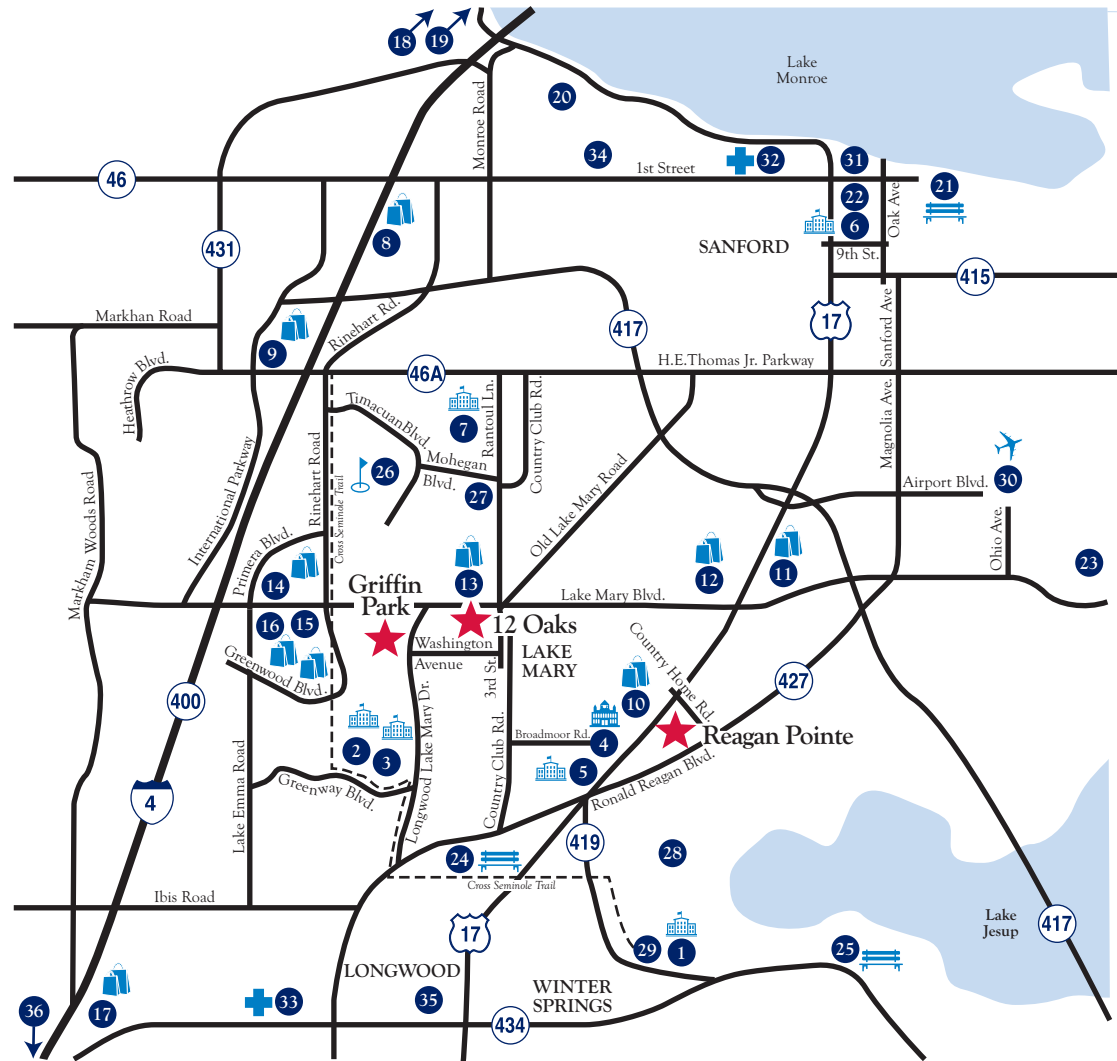
- 10-year Homebuyers Protection Warranty. Transferable upon sale of your home in the first ten years.
- Complete customer service program with Personal Builder
- Quality Assurance inspections during the construction process
- 5 formal homebuyer review meetings throughout the construction process
- Homeowner Portfolio - A guide to living in your home
- Convenient 24-hour emergency warranty service
- Personal Homeowner web page
- CPVC plumbing system
- Concrete block and wood construction
- Individually engineered foundation and roof truss system
- Hurricane straps
- Termite System with renewable maintenance bond

### WEEKLEY ENERGY SAVER

- Jump ducts in all bedrooms to balance hot and cold temperatures
- Low VOC (Volatile Organic Compound) paint
- Tile-Backer in all water contact areas
- Anti-fracture material used at all tile areas
- Pleated media air filters (MERV 8) for more efficient filtering of the air in your home
- High efficiency heat pump/air conditioning
- Polysealant at base plates, doors and windows to prevent air infiltration & moisture penetration
- Tankless gas water heater
- R-3.8 foam board insulation on 1st floor
- Programmable thermostat for AC system
- Low E Vinyl Double Pane Windows & Doors
- Carbon Monoxide detectors to monitor air quality
- Paperless batt insulation in framed walls
- Radiant Barrier Roof Decking
- Blower Door Test on every home



## NEIGHBORHOOD MAP GRIFFIN PARK



### SCHOOLS

1. Layer Elementary School
2. Greenwood Lakes Middle School
3. Lake Mary High School
4. Seminole State College
5. Seminole Science
6. All Souls Catholic Charter School
7. Lake Mary Preparatory School School

### SHOPPING

8. Seminole Towne Center
9. Colonial Towne Park
10. Publix
11. Walmart
12. Lowe's
13. Lake Mary Farmer's Market
14. Home Depot
15. Shoppes of Lake Mary
16. Fresh Market
17. Longwood Village Shopping Center

### RECREATION

18. Daytona Beach - 45 miles
19. New Smyrna Beach - 35 miles
20. Central Florida Zoo
21. Fort Mellon Park
22. Paw Park
23. Seminole County Sports Complex
24. Big Tree Park
25. Central Winds Park
26. Timacuan Golf Club
27. Lake Mary Tennis Center
28. Spring Hammock Preserve
29. Cross Seminole Trail

### OTHER AREAS OF INTEREST

30. Orlando Sanford International Airport
31. Historic Downtown Sanford
32. Central Florida Regional Hospital
33. South Seminole Hospital
34. All Souls Catholic Church
35. First Baptist Church of Longwood
36. Downtown Orlando - 15 miles

## SOME FACTS & FEATURES THAT WILL ADD TO YOUR PEACE OF MIND

If you like what you see in a David Weekley home, you may not be considering what goes into making our homes energy-efficient. There is a lot that goes on behind our walls and within our homes that really sets us apart from the rest.

For example, the foam insulation of our concrete block walls establishes a more energy-efficient barrier that helps block incoming heat from outdoors, keeping your cool air in. And, our ceiling insulation creates a blanket of insulation in the attic that also resists heat and its effects on the home while our draft elimination measures prevent air from leaking through walls and doors, making it easier to control the inside temperature. Our fresh air system introduces fresh air into your home to improve indoor air quality and comfort. Our jump ducts and air pressure balancing system ensures that the fresh air coming into a closed room is pushed into common areas, helping even out temperatures throughout the home. All of these systems work in conjunction with a high-performance air conditioning system designed to lower your cooling costs.

Of course, there are things that you do see. From the architectural details in our elevations and the openness of our floor plans to the beautiful cabinet and flooring selections and the quality appliances from well-known, reputable manufacturers, there is no doubt that you are discovering you just can't beat a David Weekley home.