

STANDARD FEATURES

Belle Harbor

Dramatic Interior Features

- Smooth finished ceilings throughout
- 9' ceilings on 1st floor
- 8' ceiling on 2nd floor
- 13" Ceramic tile in all baths & laundry room
- Upgraded **Mohawk**® carpet with high-density carpet pad (6 lb.) in bedrooms, family room, living room/study and bonus room (all per plan)
- **Mohawk**® **Cedar View** Laminate flooring in foyer, extended foyer, dining room, kitchen/breakfast nook, and half bath (per plan)
- Deluxe trim package with cove crown molding in foyer and dining room on flat ceilings (per plan)
- 5 1/4" base boards on first floor
- 3 1/4" base boards on second floor
- 2-panel interior doors with brushed nickel hardware
- Overhead lighting in all bedrooms
- Pre-wired for one CAT-5 Phone outlet
- Pre-wired for five RG6 Cable outlet
- Ceiling fan pre-wired in master bedroom, family room, bonus/loft, guest suite, and screened porch, all secondary bedrooms, and study (all per plan)
- Ventilated closet shelving
- Window sills

Designer Kitchen Features

- Recessed LED lighting in kitchen
- **Frigidaire**® Stainless steel appliances including:
 - Self-cleaning gas oven
 - Space saver microwave
 - **Energy Star**® rated multi-cycle dishwasher
 - Garbage disposal 1/3 HP
- **Moen**® "Align" brushed nickel pullout faucet
- **Granite** countertops with undermount stainless steel sink
- 3 x 6 stylish **subway tile** backsplash
- Upgraded 36" & 42" staggered maple cabinets with cove crown molding and brushed nickel hardware.

Bathroom Features

- Master Bathroom sinks w/ double bowl cultured marble vanity with a matte finish (per plan)
- Moen® EVA chrome faucets
- Master Bath features white cultured marble with a matte finish, a bench, & a clear glass shower door.
- Elevated vanity in master bath
- Pedestal sink in powder room with chrome faucet and decorative mirror (per plan)
- Elongated toilets w/soft close lids
- Moen® Mason chrome towel bars & paper holders

Architectural Features

- Beautifully crafted, distinctive elevations with **HardiPlank**® Siding
- Low-maintenance aluminum and vinyl soffits/trim
- Fiberglass 3/4 lite Lowcountry front door
- Patio or covered lanai (per plan)
- Spacious garage with decorative Lowcountry Style garage door with window panes and faux hinges
- 30 year Architectural shingles
- Two coach lights on garage
- Two garden hose connections (per plan)
- 1/2 HP garage door opener with two remotes
- Paint ready garage
- OSB hurricane panels for all windows
- Concrete walks & driveway per home site
- Security deadbolts on all exterior doors
- Monolithic slab foundation
- Paneled shutters per plan
- Professionally designed **landscape package**
- Doorbell
- All homes sealed by a licensed Engineer and Engineered IRC code compliant
- All homesites tested for structural bearing capacity

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Energy Efficient Features

- Energy Efficient **Tankless Rinnai**® hot water heater
- **14 SEER** energy-efficient heating and central air conditioning systems w/ programmable thermostat (dual zone per plan)
- **Low E** insulated vinyl single hung windows w/ 1/2 screens
- CO2/Carbon Monoxide detectors on each floor
- **Environments for Living™** Energy Efficient Certified Builder Individual home testing, and inspections performed on every home throughout the construction process to include duct blast testing, blower door testing, and HERS rating
- **HERS** (Home Energy Rating System) rating for every home.
- **House wrapped** to provide additional protection from air and water infiltration.
- Foam caulking around exterior doors and windows
- Energy efficient insulation (R30 in ceiling, R13 in walls)
- **LED** recessed can lighting in kitchen and hallways (per plan)

Smart Home Features

- Home Automation Schlage Link® System
- Keyless Entry
- Programmable Thermostat by Trane®

Builder Services

- 1-2-10 year homeowners warranty
 - 1 year overall limited coverage
 - 2 year mechanical systems coverage
 - 10 year limited structural warranty
- Homeowner Meetings
 - Pre-construction meeting
 - Pre-drywall meeting
 - New Home Orientation
- **Hometeam**® Pest Defense
 - In-ground Termite treatment with bond
 - Taexx**® built in pest control system

Community Features

- Conveniently located near Market Common, dining, shopping and entertainment
- Near local beaches
- Home Owners Association
- Future Community Pool & Pavilion
- Future Community Tot Lot/Playground
- Future Pickle Ball Court

For more information please contact your
New Home Consultant at Belle Harbor
843-471-9814

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