

SAN MARINO

E S T A T E S

STANDARD FEATURES

Kitchen Details:

- 42" Height Maple Cabinets w/ Crown Molding (5 colors to select from)
- Under Cabinet Lighting
- Granite Counter tops (8 colors to select from)
- Stainless Steel 60/40 Under-mount Kitchen Sink
- Moen Pull-out Kitchen Faucet with brushed nickel finish.
- Brushed Nickel Cabinet Pulls
- Large Porcelain Floor Tile
- Decorative Glass Pantry Door
- Whirlpool Gas Cook Top
- Whirlpool Built-in Stainless Steel Space-maker Microwave with Ductless Vent Hood
- Whirlpool Built-in Stainless Steel Dishwasher
- Whirlpool Built-in Stainless Steel Double Oven
- Whirlpool Side by Side Stainless Steel Refrigerator

Bathroom Details:

- Maple Cabinets (5 Colors to select from)
- Toe Kick Lighting at Master Bathroom Vanities
- Granite Counter tops (8 colors to select from)
- Moen Valves/Faucets (Brushed Nickel)
- Brushed Nickel Cabinet Pulls
- Large Porcelain Floor and Wall Tile
- Jetted Tub in Master Bathroom with Recessed Shower
- Frameless/Semi Frameless Shower Enclosures
- Designer Vanity Lights with Brushed nickel finish.

Interior Architectural Details:

- 8 foot tall, 2-Panel Arch Top Doors
- Ball Catch /Swing Doors on Closets (per plans)
- Oversized Baseboards
- Travertine Window Sills
- Rounded Drywall Corners Throughout (square at windows)
- Finished Walls in Garage
- Architectural Ceiling Details/Trey Ceilings w/ Crown Molding and Rope Lighting (per plans)
- Pocket Sliding Glass Doors in Family Room

www.SanMarinoFL.com

Agent Direct: (321) 255-9555 | Development Office: (321) 751-6850

Exterior Architectural Details:

- Stainable 8 foot tall Fiberglass Entry Door with Decorative Glass Insert and Sidelights
- Brick Paver Driveway and Patios
- French Doors with Full Glass Inserts (per plans)
- 6inch Fascia (white or brown)
- Full Perimeter gutters (white or brown)
- 8ft tall Garage Doors with Door Opener, Remote, and Keyless Entry
- Steel Hurricane Shutters for all 1st floor Window and Door Openings. (2 story models have impact windows in lieu of steel shutters for 2nd floor windows only)
- Concrete Tile Roof
- Exterior Coach Lights
- Extensive Designer Landscaping Package
- Malibu Landscape Lighting package to include 6 landscape lights and 300watt transformer

Convenience & Efficiency Details:

- 15-Seer Trane High Efficiency Air Conditioning with Programmable Thermostat and Gas Heat
- Prewired for Ceiling Fans in All Bedrooms and Living Spaces (per plans)
- Prewired for Surround Sound in Family Room
- All Bedrooms Prewired for Phone and Cable
- Full Irrigation System with Timer and Rain Sensor
- Deep Well for Irrigation System
- R5.0 Continuous ¾" Foam Board Insulation on Exterior Block Walls
- R30 Ceiling Insulation
- Garage Floor Epoxy
- Pre-plumb for Summer Kitchen
- Gas pre-pipe to Summer Kitchen location
- Gas pre-pipe for laundry dryer location
- 50 gallon gas water heater (upgrade to tankless water heater available)

Structural Details:

- Home Engineered to 130mph Wind Zone
- Wood Frame Interior Walls with Studs Every 16" on Center
- 5/8" 4-ply Plywood Roof Deck Covered with High Performance Peel and Stick Roofing Underlayment
- Stucco Exterior with Plastic Corner bead
- CPVC Water Lines

Warranty & Inspections:

- 10-Year Limited Structural Home Warranty by Bonded Builders Warranty Group
- Pre-Closing Customer Walk Through