



Floor plan and elevation renderings only. Subject to change without notice. Information deemed accurate but not guaranteed.

MODEL 2517 ON C-29 (waterfront)

1131 Italia Court
Melbourne, FL 32940

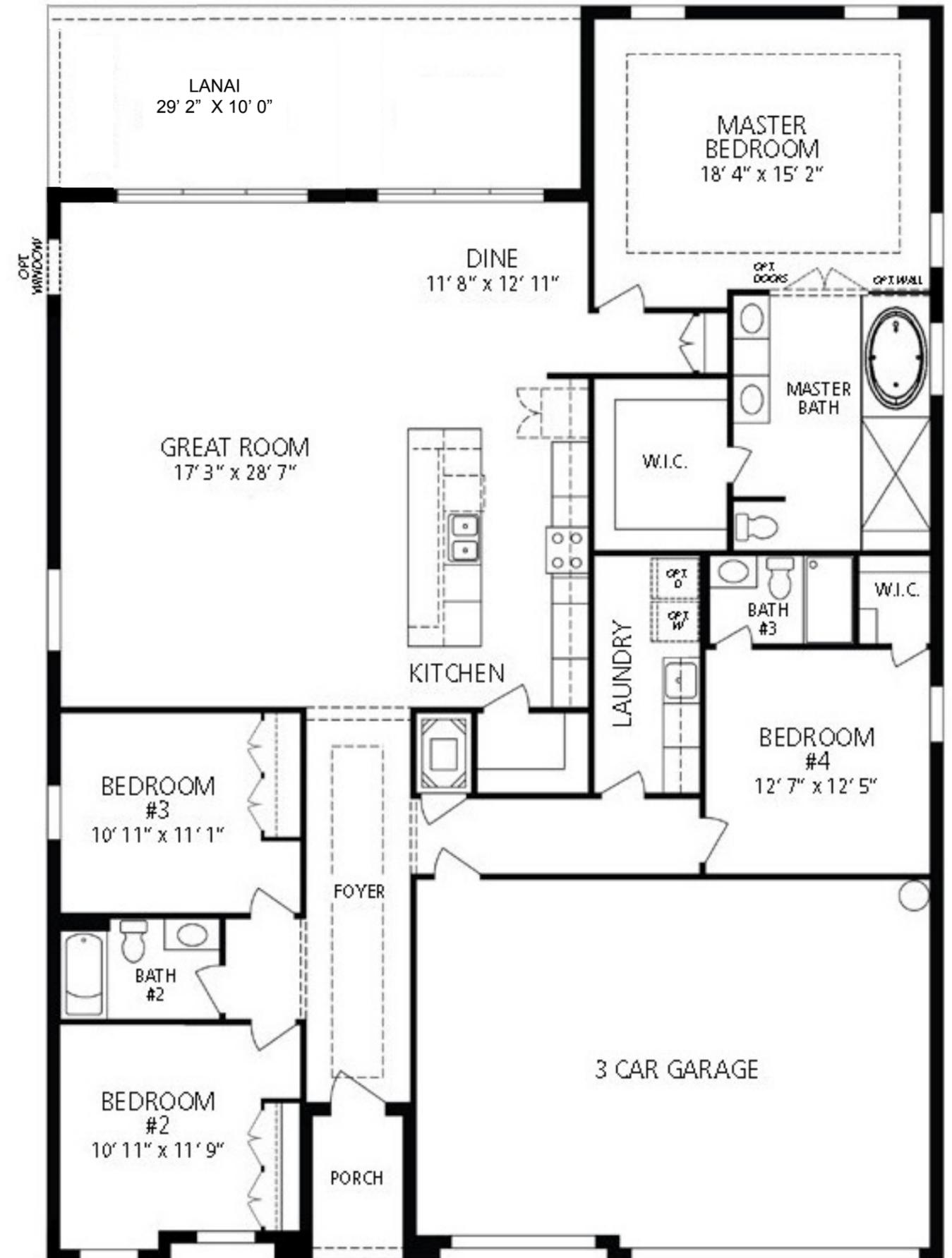
4 BR, 3 BA, 3 CG

Open Floor Plan; Gourmet Kitchen with Gas Range, Full Backsplash; Large Breakfast Bar; Walk-In Pantry; Crown Molding in Living Areas; Guest Suite with Private Bath; Large Laundry Room; Tile Throughout Living Areas; Granite Throughout; Tankless Gas Water Heater; Taexx Built-In Pest Control; 10-Year Bonded Builders Warranty; and more.

\$549,000 (Price subject to change without notice)

Rhonda Stitzel, *Newton Real Estate Group*
321-215-8671 Cell
321-751-6850 Office

1st Floor Living:	2517
Garage Area:	628
Covered Entry:	41
Lanai:	292
Total Area:	3478



Lot C-29 Plan 2517

Kitchen

Wolf Dartmouth maple full overlay cabinets with soft close doors and drawers, crown molding, and plywood construction
GE 30" Stainless Gas cooktop
GE Stainless dishwasher
GE Stainless over the range microwave with hood vented to the exterior
GE Stainless double wall oven with convection cooking
1/2 Hp garbage disposal
Ice maker line plumbed in
3cm Granite counter top with deep undermount stainless sink
High spout bronze pull down stainless kitchen faucet
Ceramic tile backsplash
3 pendant light pre-wires over the island

Bathrooms

Walk in tiled floor showers
Wolf Dartmouth maple full overlay cabinets with soft close doors and drawers, and plywood construction
Granite vanity tops
Elongated comfort height toilets
Progress Lighting bronze light fixtures.
Spurfin steel porcelain tubs in secondary baths per plan with tiled walls
Price Pfister bronze faucets

Interior

9'-4" first floor ceiling
Raised ceiling option per plan to 11'-0" in main living areas and 10'-4" foyer and master per plan.
(Level 3) 20"x20" Porcelain tile in Foyer, Great room, Dining room, Den, kitchen, nook, laundry, and all baths
6'-8" Raised panel Classicque style interior doors
5 1/4" Decorative baseboards
Upgraded window casing and wood sills
Kwikset bronze decorative lever handle door handles
Shaw wall to wall carpeting bedrooms
Wood faux interior blinds on all windows
Rounded interior drywall corners
Crown molding (Foyer, kitchen, great room, master bedroom, den, dining room)
White melamine closet shelf organizer master bedroom closet

Exterior

M/I double pane low-e white vinyl single hung windows with hurricane shutters
Plaspro fiberglass insulated exterior full life front door.
2 exterior hose bibs
Florida paints Sunflex Florida manufactured paint
Raised banding will be added on the windows per attached plan.
Taexx built-in pest control defense for homeowner convenience
2 Garage door openers with 2 remotes and remote keypads
Paver driveways, lead walks and front and rear porches
Zoyzia sodded yard with deep irrigation well
No screening on Lanai

Energy

High efficiency Trane 16 seer A/C system
Radiant barrier roof sheathing
R-30 ceiling insulation
R-4.1 masonry wall insulation
M/I Low e double pane insulated windows
In ceiling air flow balancers each bedroom

Electrical and Plumbing

Smoke detectors with carbon monoxide detector
Tankless gas hot water heater
Summer kitchen rough-in (Hot/Cold/drain/outlet and gas rough-in)
Gas dryer rough-in
RG6 cable outlets in all bedroom, den and family room
CAT5 telephone in Master bedroom and kitchen
USB charger outlet kitchen
Bronze light fixtures
Ceiling fan prewires all bedroom, den and family room
Recessed lighting in kitchen and other various areas
Flat panel pre-wire in family and master bedroom
Exterior bronze post light and coach lights

Structural

10 year limited bonded builders structural warranty
Steel reinforced block exterior walls
Entegra Bella barrel tile roof
Wayne Dalton insulated steel raised panel garage door with decorative hardware
Engineered wood roof trusses with hurricane strap connectors