



## MODEL FEATURES

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- Granite countertops in kitchen, baths and laundry room
- Stainless steel kitchen appliance package
- Custom cabinetry with raised-panel solid wood doors
- 42" upper cabinets in kitchen
- Walk-in pantry with built-in shelving
- Porcelain tile in great room, dining room, kitchen, nook, foyer, baths, utility room and study
- Crown moulding in tray ceiling treatments
- Designer light fixture & ceiling fan package
- Dramatic master bath with dual vanities, private water closet, soaking tub and separate walk-in shower
- Kohler plumbing fixtures
- Manabloc water distribution plumbing system
- Ventilated wood shelving in bedroom closets
- Solid 8' interior doors
- Schlage door hardware
- Vintage Ironworks decorative iron front door with impact glass inserts
- High profile color-thru roof tile
- Driveway, walkway, and lanai pavers in decorative colors
- Complete landscape package to meet Fiddler's Creek requirements
- Exterior walls painted with Sherwin-Williams Loxon XP
- Sentricon termite treatment
- Stem wall construction provides additional structural support and requires less fill
- Textured garage floor
- Insulated impact double pane glass windows with wood sills
- Electric roll down hurricane screen on rear lanai to protect home and outdoor living space or impact glass per plan
- Energy saving R-38 attic insulation
- Certified low chemical emission carpets
- 16 seer Carrier high efficiency air conditioner
- Energy efficient tankless natural gas water heater
- Structured wiring ensures strongest possible connection to phones and electronic devices
- Security system with two keypads
- TechShield 5/8" radiant barrier plywood
- 2-10 Home Buyers Warranty® New Construction Warranty

[www.fiddlerscreekinnaples.com](http://www.fiddlerscreekinnaples.com)



*Harbourside Custom Homes*

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