

SERIES VII MODEL FEATURES

Quality Exteriors

- **ThermaTru**® fiberglass 8' front entry door
- **Kwikset**® satin nickel entry door hardware with deadbolt lock
- **PPG Perma Crete**® High Build 100% acrylic exterior paint
- Textured cementitious exterior wall finish with accent banding
- Irrigation system with control timer
- Professionally designed landscaping package with Floratam sod
- High Barrel concrete roof tile
- **Clopay**® steel-paneled garage door with automatic opener and (2) two remotes
- **Kichler Lighting**® exterior garage coach lights
- Acrylic finish on covered lanai
- (2) Two exterior hose bibs, per plan
- Exterior weatherproof outlets, per plan
- 200 amp electrical service
- Paver driveway, walkway and entry
- Impact rated entry door and windows, front elevation only
- 24 gauge galvanized storm panels, sides and rear
- Precast architectural features, per plan

Quality Interiors

- **PPG MOPAKO**® interior paint in shell white
- Designer two panel 6'8" high hollow core, textured finish interior doors with 3 ¼" colonial casing
- **Kwikset**® lever-style satin nickel door hardware throughout
- 5 ¼" OGEE baseboards
- Structured wiring distribution center includes (4) four RG6 cable pre-wires and (4) four CAT5 phone pre-wires
- **Kichler Lighting**® Level II decorative fixtures in Breakfast Nook, Dining Room and Foyer, per plan
- Fluorescent lighting in Walk-in Closets, Garage and Utility Room
- Skip trowel finish texture on walls
- 5 ¼" crown molding in Foyer, per plan
- Skip trowel finish texture on ceilings
- White **Decora**® rocker light switches
- Composite window sills on all operative windows
- Easy to maintain freeslide vinyl-coated wire shelving in all closets
- **Mohawk**® Level II stain resistant carpeting over 7/16" 6 lb. pad
- **Mohawk**® Level II 18" x 18" ceramic tile floors in Foyer, Kitchen, Baths and Utility Room

Designer Kitchen

- **American Woodmark™ Timberlake**® Level II 42" maple or cherry cabinets with hidden hinges
- **Corian**® Level I countertops with backsplash
- **Sterling**® stainless steel undermount Kitchen sink
- **Moen**® Integra stainless steel faucet with integral sprayer
- **General Electric**® gas range, vented microwave and dishwasher in stainless steel
- ½ HP food disposal
- Recessed lighting in Kitchen, per plan

Luxurious Owner's Retreat and Baths

- **American Woodmark™ Timberlake**® Level II maple or cherry comfort height cabinets with hidden hinges in Master Suite and Secondary Baths
- Oversized shower in Master Suite with clear glass chrome enclosure, per plan
- **Mohawk**® Level I 6" x 6" ceramic wall tile in Master Suite and Secondary Baths
- **Corian**® countertops in Master Suite and Secondary Baths with **Sterling® Wescott**® undermount sinks in white
- **Sterling® Windham**® elongated water efficient commode in white
- 42" high vanity mirrors
- **Moen® Brantford**® brushed nickel fixtures in all Baths
- Exhaust fans on separate switch in all Baths vented to exterior
- **Kichler Lighting**® Level II brushed nickel lighting over vanity tops, sizes vary per plan

Safety, Energy and Economy

- Bronze framed low E double pane windows and sliding glass doors
- R-38 insulation in ceilings above air-conditioned living space
- R-4.1 insulation on all exterior masonry walls
- **Lennox**® high-efficiency (minimum 15 SEER) air conditioning system with programmable thermostat, per plan
- Tankless gas water heater
- (3) Three ceiling fan pre-wires
- **TAEXX™** tubes in wall pest defense system
- Termite protection provided in accordance with Florida Building Code
- Protective smoke and carbon monoxide detectors, per code
- Security system pre-wire
- Blower door and Air Leakage test

Signature Pledge

- Personal assistance at your selection session with a Design Center Representative
- One full year homeowner's warranty
- Pre-construction owner's orientation
- Pre-drywall meeting
- New home demonstration
- Home complete at closing
- Builder-initiated home warranty review meetings at 30 days and 11 months after closing

Fabulous Upgrades

- Designer two panel 8' high hollow core interior doors with 3 ¼" colonial casing
- Granite countertops with 4" backsplash in kitchen
- **General Electric**® refrigerator in stainless steel and **General Electric**® washer/dryer in white
- Granite countertops in Master Suite and Secondary Baths with **Sterling**® undermount sink

www.fiddlerscreekinnaples.com