



Vista Cay

INCLUDED FEATURES

Exterior Features

- Monolithic slab concrete foundations
- Low maintenance vinyl siding with lifetime warranty
- Spacious garages per plan
- Garage door opener
- 25 year asphalt shingles
- Vinyl LOW-E insulated single hung tilt windows with window grills and screens
- Insulated fiberglass front doors with glass (design per plan)
- Nickel Lockset on front door and deadbolts on all exterior doors
- Concrete driveways and walkways
- 10 x 12 Concrete patio
- Sodded front yards with seed and straw in sides and rear, foundation plantings in front
- 2 Hose bibs and 2 weatherproof outlets
- 2 flood lights in rear
- 5" gutters and downspouts (front only)
- Neighborhood mailbox

Interior Features

- 9' smooth ceilings throughout
- Vaulted and tray ceilings per plan
- Direct vent fireplace (LP) with slate surround
- Custom designed wood mantel for fireplace
- Electrical wired per code, 3 CATV, 3 Phone, Ceiling Fan Prewires in all bedrooms
- Decorator light packages
- Trane Heat Pumps (13 seer)
- Designer chrome plumbing fixtures
- Fiberglass Tub and Shower Combinations
- Custom wall paint (flat finish) -buyer's selection of one custom color (flat finish)
- Camden arched interior doors with brushed nickel hardware
- 2 ¼" casings, 5 ¼" baseboards throughout
- 2 pc chair rail in dining and breakfast
- 1 pc crown in all tray ceilings
- Engineered hardwood floors in foyer
- FHA approved carpet with 6lb. pad
- Ventilated wire shelving in closets

Kitchen Features

- Stainless steel appliance package including smooth top range, dishwasher, Over the range microwave
- 8" Stainless steel sink and custom chrome faucet with pullout sprayer and soap dispenser
- 36/42" staggered flat panel wall cabinets with decorative crown molding and laminate countertops
- Icemaker connection
- Vinyl floors in kitchen, breakfast, and laundry

Bath Features

- Garden tub in master bathroom
- One piece fiberglass tub/shower combinations in secondary baths
- Adult height vanities with cultured marble countertops
- Plate glass mirror at vanities
- No scuff vinyl floors in all bathrooms
- Brushed nickel plumbing fixtures

Builder Energy Saving Features

- 13 seer efficient heating and cooling systems
- 50 gallon electric water heater
- Engineered insulation system- R-13 walls, R-30 ceilings, and R-19 crawl space if applicable
- Ceiling Fans in Family Room and Master Bedroom
- LOW-E single hung windows

Builder Customer Care

- New home construction orientation
- 1 year builder warranty, 2 year systems warranty, 10 year structural warranty
- 11 month inspection on all warranty issues