

# H&H HOMES' VISTA CAY VILLAGE

## INCLUDED FEATURES

### EXTERIOR FEATURES

- LOW MAINTENANCE VINYL SIDING, VINYL SHAKES AND TRIM, DECORATIVE SHUTTERS PER PLAN
- TIMELESS BRICK OR STONE APPOINTED EXTERIOR ACCENTS (PER PLAN)
- 7' HIGH GARAGE DOOR WITH DECORATIVE HINGES AND HARDWARE - STANDARD W/ OPENER & TWO REMOTES
- 5" OGEE STYLE GUTTERS WITH BAKED WHITE ENAMEL FINISH (FRONT ONLY)
- UPGRADED 25 YEAR SHINGLES
- DECORATIVE RAISED PANEL FIBERGLASS INSULATED FRONT DOOR
- PROFESSIONALLY DESIGNED LANDSCAPING PACKAGE INCLUDES FOUNDATION PLANTINGS AND SOD AT FRONT, SEED & STRAW SIDES AND REAR
- 2 CONVENIENTLY LOCATED EXTERIOR HOSEBIBS AND ELECTRICAL RECEPTACLES
- 2 FLOOD LIGHTS – ONE ON EACH END OF THE HOUSE
- SINGLE HUNG LOW-E VINYL WINDOWS WITH TILT OUT BOTTOM SASHES, HALF SCREENS AND GRIDS
- ENGINEERED MONOLITHIC SLAB FOUNDATIONS
- COVERED REAR PORCH (per plan)

### INTERIOR FEATURES

- 9' SMOOTH CEILINGS DOWNSTAIRS WITH A COFFERED CEILING IN THE DINING ROOM AND TREYS AND VAULTS PER PLAN
- 2 1/4" CASING AROUND DOORS AND WINDOWS
- UPGRADED 3 1/4" BASEBOARD
- TIMELESS 2-PIECE CHAIR RAIL IN DINING ROOM, BREAKFAST NOOK
- 2 PANEL "CLASSIC" ARCHED INTERIOR DOORS
- BRUSHED NICKEL DOOR HARDWARE THROUGHOUT
- DECORATIVE LIGHT FIXTURES IN FAMILY ROOM, DINING ROOM AND MASTER BEDROOM
- DESIGNER LAMINATE FLOORING IN FOYER
- MAINTENANCE FREE VINYL FLOORING IN KITCHEN, BREAKFAST NOOK AND LAUNDRY ROOM
- BUYER'S CHOICE OF SELECTED DESIGNER CARPET COLORS
- CUSTOM INTERIOR PAINT TO INCLUDE ONE ROOM OF DESIGNER COLOR
- 36" ELECTRIC FIREPLACE WITH CUSTOM PAINTED MANTEL, & BLACK SLATE SURROUND
- DESIGNER VENTILATED CLOSET SHELVING SYSTEM
- VENTILATED UTILITY SHELF ABOVE WASHER/DRYER
- DECORATIVE LIGHT FIXTURES IN FAMILY ROOM, DINING ROOM AND MASTER BEDROOM
- 21<sup>ST</sup> CENTURY WIRING SYSTEM INCLUDED 5.1 SURROUND PRE-WIRE, ARLINGTON BOX W CONDUIT, CAT5 PANEL WIRING AND RG6 CATV

NOTE: THE SELLER RESERVES THE RIGHT TO MAKE SUBSTITUTIONS IN PRODUCTS AND MATERIALS WHEN DEEMED NECESSARY BY BUILDER, IN ITS SOLE DISCRETION. THE INFORMATION ABOVE MAY CHANGE WITHOUT NOTICE PRIOR TO A FULLY EXECUTED CONTRACT. ALL UPGRADE CHARGES, COST AND EXPENSES SHALL BE PAID AT THE TIME OF ISSUANCE OF CHANGE ORDER. SAID UPGRADE CHARGES, COST AND EXPENSES ARE NON-REFUNDABLE FORETABLE EXPENSES AND SHALL NOT BE REFUNDED TO BUYER UNDER ANY CIRCUMSTANCES.

### DESIGNER KITCHEN

- 36" - 42" TIERED KITCHEN CABINETS WITH CROWN MOLDING AND REFRIGERATOR END PANEL
- MAINTENANCE FREE VINYL FLOORING IN KITCHEN, BREAKFAST NOOK AND LAUNDRY ROOM
- DESIGNER CERAMIC TILE BACKSPLASH AROUND KITCHEN CABINETS
- NAME BRAND STAINLESS STEEL APPLIANCE PACKAGE INCLUDES SMOOTH TOP SELF CLEANING RANGE, OVER THE RANGE MICROWAVE AND DISHWASHER
- 1/3 HP GARBAGE DISPOSAL

### CONTINUOUS RIDGE VENTILATED ROOF SYSTEM

### BATHROOM FEATURES

- DELUXE MASTER SHOWER WITH UPGRADED 30" SHOWER DOOR W/ IN-LINE PANEL
- ELEGANT BOWED FRONT GARDEN TUB IN MASTER BATH WITH SEPARATE SHOWER (PER PLAN)
- HALF BATH INCLUDES PEDESTAL SINK AND OVAL MIRROR
- ALL BATHS INCLUDES PREMIUM WHITE CULTURED MARBLE COUNTERTOP
- MAINTENANCE FREE VINYL FLOORING IN ALL BATHS
- DESIGNER SINGLE LEVER CHROME PLUMBING FIXTURES AND BATH ACCESSORIES

### ENERGY SAVING FEATURES

- UPGRADED 14 SEER ENERGY EFFICIENT HEAT PUMP
- R-VALUES OF R-30 IN CEILINGS AND R-13 IN WALLS
- PROGRESSIVE Void-free framing AND VALUE ENGINEERED HOUSE PLANS
- CONTINUOUS RIDGE VENTILATED ROOF SYSTEM
- SINGLE HUNG LOW-E VINYL WINDOWS WITH TILT OUT BOTTOM SASHES, HALF SCREENS AND GRIDS
- ENERGY EFFICIENT ELECTRIC 50 GALLON WATER HEATER
- CEILING FANS IN FAMILY ROOM AND MASTER BEDROOM; PREWIRED IN ALL BEDROOMS

### CUSTOMER CARE

- PRE-CONSTRUCTION CONFERENCE & NEW HOME CLOSING ORIENTATION
- COMPREHENSIVE QUALITY ASSURANCE PROGRAM
- ONE YEAR BUILDER WARRANTY
- IN-HOUSE FINANCING AVAILABLE THROUGH HOMEFRONT MORTGAGE



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