

# Exceptional Quality Features

## HERITAGE AT MIAMI BLUFFS

*The Executive Collection*

*The Garden Collection*

*The Villa Collection*

*The Carriage Collection*

## DISTINCTIVE FEATURES

- Attractive carriage lights at front and garage door (per plan)
- Two-car garage with automatic door opener
- Concrete patio or wooden deck (per plan & site topo)
- Insulated front exterior doors
- Nickel front door hardware with thumb latch
- Sodded yard (front and side), seeded yard (rear)
- Exterior landscaping (per plan)
- 25-year self-sealing, dimensional roof shingles
- Low maintenance vinyl siding
- Low maintenance aluminum wrapped soffits & fascia
- Seamless aluminum gutter and downspouts with baked-on enamel finish
- Two, freeze proof exterior faucets
- Two, exterior electrical outlets
- Steel sectional garage door

## TOP SHELF KITCHENS

- Whirlpool free standing range with a no-mess self-cleaning oven
- Whirlpool multi-cycle dishwasher
- Recirculating range hood for efficient ventilation
- Easy cleaning, laminate countertops
- Stainless steel, double bowl sink with hose sprayer and waste disposal
- Delta single lever faucet
- Aristokraft oak cabinets with 42" wall cabinets
- Armstrong vinyl flooring for easy care
- Large pantry (per plan)

## BEAUTIFULLY DESIGNED BATHS

- Delta single lever faucets with an attractive chrome finish
- Delta anti-scald, pressure balanced shower faucets for safety
- Elegant plate glass mirrors over vanity
- Recessed, mirrored medicine cabinet (per plan)
- Cultured vanity tops
- Aristokraft oak vanity cabinets
- Armstrong vinyl flooring
- Tempered glass shower enclosure in master bath
- Aqua glass low maintenance fiberglass shower surround (per plan)
- Grab bars in bath & shower
- Exhaust fans in all baths

## SOLID CONSTRUCTION

- Engineered floor joists (per plan)
- Tongue & Groove OSB sub floor (per plan)
- Oriented strand board roof sheathing
- Oriented strand board wall sheathing
- Kiln dried 2x4 pre-cut wall studs
- Fully engineered truss system
- 1/2" drywall, screwed & nailed
- Nine foot, first floor ceiling height
- Smoke detector, hard wired with battery backup, in each bedroom
- 150/200 amp electrical servc (per plan)
- Washer/dryer hookups with outside dryer vent
- 220 volt power for dryer
- FlowGuard Gold CPVC water supply lines for durability
- Underground utilities public water and sewer for convenience and reliability
- Water resistant sill seal insulation
- Central air conditioning
- Single hung thermal break vinyl windows with tilt feature
- Decorative window grids (front windows only)
- Forced air 90% gas furnace for cost effectiveness
- 66 gallon electric, quick recovery water heater for fuel efficiency
- R-13 fiberglass batt insulation in exterior walls

- R-30 fiberglass insulation in attic, over heated areas to prevent air escape
- R-19 fiberglass insulation in slope ceilings
- Architecturally protected community for piece of mind
- 1 year limited warranty protection plan
- All manufacturer's warranties

## FINISHING TOUCHES

- Foyer has Armstrong vinyl flooring for durability and easy cleaning
- Stain release carpet
- 3/8" rebond carpet pad
- Painted colonial baseboard trim makes an attractive accent
- Textured ceilings
- Painted six panel interior doors
- Easy grip, lever style handsets on interior doors
- Front door chimes
- Ventilated wire shelving in closets for added space
- Two, conveniently placed, pre-wired phone outlets with category 5, 4 pair twisted wiring
- Two pre-wired cable T.V. outlets
- Decorator light fixture
- Walls painted with two coats of Porter flat latex paint
- Roll textured finish entire garage

## ADDITIONAL QUALITY FEATURES OFFERED IN THE EXECUTIVE COLLECTION SERIES

- Hardwood or ceramic floor entry
- Hardwood or ceramic floor in kitchen and breakfast area
- Ceramic tile in Owner's bath
- Ceramic tile in hall bath
- Microwave oven
- Upgraded Whirlpool Dishwasher
- Ceramic cooktop range



*The way better homes are built*<sup>SM</sup>

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