



GENERAL DESCRIPTION

- ❖ Traditional craftsmen architecture
- ❖ Low maintenance vinyl siding, textures and trim per plan
- ❖ 2-4 bedrooms with lake room options per plan
- ❖ Homeowner association
- ❖ Resort amenity center with clubhouse, playground, and pool
- ❖ 14-acre lake with boat ramp

EXTERIOR

- ❖ Stone accent elevation
- ❖ Board & Batten vinyl shutters per plan
- ❖ Vinyl tilt windows with screens
- ❖ 20 year fiberglass roof shingles
- ❖ Roof & soffit ventilation system
- ❖ Fully screened lake side patio with door to back yard
- ❖ Stained fiberglass 6-panel front door
- ❖ Deadbolts on exterior doors where applicable
- ❖ Satin nickel finish door hardware
- ❖ Renewable retreat & repair termite bond
- ❖ 2 weatherproof electrical outlets & 2 hose bibs
- ❖ Carriage style garage doors w/ opener
- ❖ Pre-cast structural columns on front porch

CONSTRUCTION FEATURES

- ❖ Monolithic slab foundation
- ❖ Hurricane tie-down system per code
- ❖ Slab expansion system
- ❖ Engineered roof system
- ❖ Structural sheathing
- ❖ Anti-moisture window wrap
- ❖ Raised yard for adequate drainage
- ❖ 16" on center wall framing throughout house

LANDSCAPING

- ❖ Sodded front yard (up to 4 pallets)
- ❖ Manual irrigation system
- ❖ Yard tree (size & number depending on city code)
- ❖ Landscape includes shrubs and pine straw
- ❖ Uniform mailbox
- ❖ Neighborhood sidewalks per Subdivision plat

APPLIANCES

- ❖ Kenmore Stainless Steel appliance package to include: Dishwasher, Self-cleaning Smooth Top Range, Side-by-Side Refrigerator, and Microwave Hood
- ❖ Garbage disposal

ELECTRICAL

- ❖ 150 AMP electric service panel in garage
- ❖ Underground utilities
- ❖ Phone in kitchen, cable in great room, phone & cable in all bedrooms and lake room, if applicable
- ❖ Doorbell
- ❖ Smoke detectors per code hardwired with battery back up
- ❖ Designer satin nickel lighting package in major living areas
- ❖ Carriage style coach light on garage exterior
- ❖ Ceiling fan w/ light kit in family room & lake room
- ❖ Ground Fault Protection in kitchen, baths, exterior outlets & garage

INTERIOR

- ❖ Granite countertops in kitchen
- ❖ Tru-Stone solid surface countertops in baths
- ❖ Wood flooring in all living areas
- ❖ Ceramic Tile in Laundry Room, Master Bathroom, and Hall Bathrooms
- ❖ 24 oz. stain resistant carpet w/ 6lb. pad
- ❖ Maple cabinets with stainless knobs
- ❖ 35" tall vanity in master bathroom
- ❖ Smooth walls, knock down ceilings & round corners in living area
- ❖ 6 panel interior doors w/ Satin nickel finish door hardware
- ❖ Vinyl coated closet shelving w/ double shelving in all bedroom closets
- ❖ Sherwin Williams paint throughout
- ❖ Scuttle hole attic access – not floored
- ❖ 4 5/8" Crown molding in living areas per plan

INSULATION / ENERGY SAVINGS

- ❖ 13 Seer high efficiency HVAC heat pump w/ R410 refrigerant
- ❖ Insulated high efficiency duct system
- ❖ R-30 blown fiberglass insulation in attic
- ❖ R-13 fiberglass insulation in walls
- ❖ R-8 insulated duct work
- ❖ Insulated exterior doors and windows
- ❖ Dryer vented to outside
- ❖ Programmable thermostat
- ❖ Low E, insulated vinyl windows
- ❖ Sill Seal bottom plate air block

PLUMBING

- ❖ Garden tub combo in Master Bathroom
- ❖ Moen faucets throughout kitchen & baths
- ❖ Elongated toilets
- ❖ Ice maker water stub in kitchen hooked up for your convenience
- ❖ 50 gallon electric water heater
- ❖ 18 gauge 60/40 Under-mount stainless steel double bowl sink w/ sprayer in kitchen
- ❖ Washer & dryer hookup
- ❖ 2 exterior sanitary clean outs

BUILDER SERVICES

- ❖ Transferable 2-10 Home Buyer's Warranty
- ❖ Buyer home orientation before closing
- ❖ On-site sales/builder representative
- ❖ Warranty department for quality customer service
- ❖ Builder pays up to \$6000 towards closing cost w/ approved lender

Rande Duke Construction, Inc. has the right to change features, and to substitute materials or equipment of comparable quality. Buyer understands that products could be discontinued by supplier or manufacturer.

BUYER INITIALS _____ Date _____