



NEIGHBORHOOD FEATURES:

- Maintenance-free lifestyle in the heart of Venice Island
- Neighborhood pool with cabana baths
- Private concrete streets with paver detailing
- Professionally designed and maintained landscaping
- Underground irrigation systems utilizing reclaimed water

BUILDING FEATURES:

- Steel reinforced masonry construction built to the latest codes
- Concrete floor system on the first level with plywood decking for the second level
- Party wall construction includes 8" masonry wall with sound insulation furring strips and drywall on both sides (no penetrations through masonry party wall increases sound insulation)
- Barrel concrete tile roof as shown
- Cementitious finish on exterior walls. Painted with Benjamin Moore premium 100% acrylic exterior paint
- Pre-finished ventilated aluminum soffit
- Pre-finished aluminum windows and sliding glass doors (screens where applicable)
- Ceramic tile balcony and courtyard
- House bibs located at garage and courtyard of each townhome.
- Amarr impact resistant raised panel garage doors with impact decorative lights and 1/3 HP operator and 2 remote control openers
- Cementitious finish on garage walls.

ENERGY & ELECTRICAL

- R-30 blown and batt ceiling, R-19 batt in garage to living wall, R-11 batts at frame bathroom/utility walls and R-4.1 Alfoil masonry wall insulation
- 40 gallon quick recovery electric water heater
- Trane (or equal) 14 S.E.E.R. high-efficiency variable speed heat pump A/C and heating system with programmable thermostat

SAFETY FEATURES:

- Wired smoke detectors with battery back-up throughout
- Fire sprinkler and alarm system
- Wired carbon monoxide detector(s) with battery back up
- House lights on buildings and garages
- Impact resistant windows and sliding glass doors

INTERIOR APPOINTMENTS:

- Professional interior design services for selections session
- 9'-4" high ceilings first level; 10' high ceilings second level
- Choice of Mohawk carpet, wood and tile flooring
- Ceramic tile flooring in bathrooms, utility room and choice of ceramic tile, oak hardwood, or laminate wood in entry, living room, dining room, kitchen, hallway, with choice of color
- Interior lift option ensures barrier free access
- Carpeted staircase
- Light textured finish on walls and ceilings
- Paneled 7' fiberglass front door with two sidelights
- Dexter by Schlage level door hardware
- Solid wood window sills
- Raised panel 8' interior doors
- Dexter by Schlage lever door hardware
- 5 1/4" baseboard and 3 1/4" door casings
- Ceiling fan/light provisions with switches provided in living room, all bedrooms, den, and balcony
- Cat 5 wiring for telephone with provisions in kitchen, all bedrooms and den
- Structured wiring for television with provisions in kitchen, living room, all bedrooms and den
- Decora switches throughout
- Exhaust fans in baths
- Ventilated closet shelving

BATHROOMS:

- Master bath shower with glass enclosure and Moen valve and head
- Granite countertops in all baths (with choice of colors and standard edge profile) with white undermount sinks
- Custom American crafted wood cabinets (with choice of colors and pulls)
- Moen faucets, shower heads and tub spouts
- Ceramic tile shower walls and tub surround
- Full width vanity mirrors
- Kohler elongated toilets
- Individual switch exhaust fans vented to exterior
- Pre-wire for sconce lighting
- Recessed lighting per plan

KITCHENS:

- Custom American crafted wood cabinets, with 36" upper cabinets, premium drawer guides and 3" crown moldings (with choice of finishes and knobs)
- 3cm granite countertops (with choice of colors and standard edge profiles) with stainless steel undermount sink
- Choice of 4" granite backsplash
- Stainless steel appliance package including
- 22.1 CF side-by-side refrigerator
- Smooth top range
- Microwave with over the range
- Dishwasher
- 1/2 HP in-sink disposal

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 Carpeted staircase

EXHIBIT A

Light textured finish on walls and ceilings
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 Full width vanity mirrors
 Kohler elongated toilets
 Individual switch exhaust fans vented to exterior
 Pre-wire for sconce lighting
 Recessed lighting per plan

KITCHENS:

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 3cm granite countertops (with choice of colors and standard edge profiles) with stainless steel undermount sink
 Choice of 4" granite backsplash
 Stainless steel appliance package including
 22.1 CF side-by-side refrigerator
 Smooth top range
 Microwave with over the range
 Dishwasher
 1/2 HP in-sink disposal
 Recessed lights per plan
 Moen single lever faucet

All features are subject to change depending upon availability and manufacturer's changes. Equal products will be provided.

Purchaser's Initials: _____ Purchaser's Initials: _____