



Wards Creek Standard Features

Elegant Interiors

- Dramatic ceiling heights per plan. 9' 2nd floor ceilings
- Knockdown ceiling finish, smooth finish interior walls
- 8' tall, 2-panel colonial doors per plan
- Brushed nickel lever hardware
- Crown molding per plan
- Decorative chair rail and wainscot trim per plan
- 5 1/4" baseboards throughout
- Rounded corners – 1st floor
- Decorative niches and arches per plan
- Designer lighting package, with pre-wire for ceiling fans in all bedrooms, family room, living room and lanai
- "Sun Color" interior paint, flat walls, high gloss trim
- Mohawk Everstrand Xtra soft carpet with Scotchguard
- 18 x 18 ceramic tile in foyer, extended foyer, all baths, kitchen/café and laundry room
- Continuous slide vinyl shelving throughout
- Rocker switches throughout

Luxurious Baths

- Cultured marble garden tub
- Tiled showers up to 8' w/ 9"x12" wall tile, 2"x2" on floor
- Decorative Listello on master shower wall
- Raised height, cultured marble vanity tops all baths
- Frameless shower enclosure, 3/8" tempered glass per plan
- 18"x18" ceramic tile floor
- Mirrored medicine cabinets
- "Brilliance" Stainless faucets from Delta
- Tub with tile surrounds in secondary baths

Impressive Exteriors

- Choice of architectural elevations
- Full stucco exteriors
- Generous covered lanai with exterior electric outlet
- Professionally coordinated exterior color schemes
- Quality "Sun Flex" Florida Paints exterior paint
- 1 pair coach lights
- Professionally designed landscape package
- Full sod and "Rainbird" automated irrigation system
- Fiberglass insulated front door with decorative glass inserts and satin nickel handle set
- 2 exterior hose bibs
- Shutters, gables and roof vents per plan
- 8' tall garage door with automatic opener(s), per plan

Structured Wiring

- Full Wireless Smart Security plus Home Automation System.
- Structured wiring with "Smart" distribution and free system design consultation with expert
- 7 CAT 5 phone, cable, or network jacks

Gourmet Kitchens

- Samsung Microwave Combination Wall Oven
- Samsung Gas Cooktop 30" – 4 burners.
- Samsung StormWash Stainless Steel 26" Dishwasher
- Under Cabinet Stainless Steel Hood Vent
- 1/2 horsepower continuous feed disposal
- 3-cm Granite countertops
- Under-mount Double bowl stainless steel sink
- High quality, Woodstar Series cabinets, 42" staggered upper cabinets with decorative crown molding
- Delta single lever gooseneck stainless steel faucet with pull out spray nozzle
- Recessed lighting
- Pre-plumbing for water line for icemaker

Energy Efficiency

- R19 and R13 exterior wall insulation per plan
- R38 attic blown fiberglass insulation
- Radiant heat barrier attic spray
- Ply Gem vinyl tilt single-hung LO-E windows
- Full house wrap moisture barrier with peel and stick tape on windows and doors
- Rinnai Tankless Water Heater (Natural Gas)
- Gas Dryer Stub-out (Natural Gas)
- Water Softener Loop pre-plumb
- 100% LED Lighting
- Energy efficient Carrier Comfort Series 15-Seer Heat Pump with "Cor-5C" WiFi thermostat

Quality Construction

- 30-year architectural shingles, anti-fungus
- Maintenance-free aluminum fascia and vinyl soffits on home and porches
- Engineered and built to hurricane/wind load resistance, per building code
- Smoke/Carbon monoxide detectors, per code
- 1-year renewable Termite Bond
- Drywall finish in garage, trimmed & painted
- Overhead fluorescent garage light(s), per plan

Customizing your Home

- Design Center 4-hour design selection consultation
- First Coast Lighting design appointment
- Setzers Appliances to customize appliance selections
- Five Smooth Stones Technology appointment

Quality Assurance

- Pre-start orientation with Builder
- Pre-drywall orientation
- Pre-closing orientation with Builder
- "Centricity" Bonded Builders Warranty Group
- \$1-Million-dollar repair/replace Termite Bond