



## *Traceland Standard Features*

### *Elegant Interiors*

- Dramatic ceiling heights per plan
- Knockdown ceiling finish, smooth finish interior walls
- 6'8"2-panel colonial doors per plan
- Smooth Walls throughout and Rounded Corners 1<sup>st</sup> Floor
- Brushed nickel lever hardware
- 5 ¼" baseboards throughout
- Decorative niches and arches per plan
- Designer lighting package, with pre-wire for ceiling fans in all bedrooms, family room, living room and lanai
- "Florida Paint" interior paint, flat walls, high gloss trim
- Mohawk Everstrand Xtra soft carpet with Scotchguard
- 18 x 18 ceramic tile in 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
- Raised height, cultured marble vanity tops all baths
- Framed glass shower enclosure,
- 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
- 8' tall Fiberglass insulated front door with brushed nickel handle set
- 2 exterior hose bibs
- Shutters, gables and roof vents per plan
- 8' tall garage door with or without windows

### *Structured Wiring*

- 7 CAT 5 phone, cable, or network jacks

### *Classic Kitchen*

- Samsung Stainless Steel Freestanding Electric Range
- Samsung Stainless Steel Micro-hood
- Samsung Stainless Steel 24" dishwasher
- 1/3<sup>rd</sup> horsepower continuous feed disposal
- HD Laminate Tops with Bevel Edge
- Double bowl stainless steel sink
- High quality, Woodstar Series cabinets, 42" upper cabinets
- Delta single lever gooseneck stainless steel faucet with pull out spray nozzle
- Recessed lighting per plan
- Pre-plumbing for water line for icemaker

### *Energy Efficiency*

- R13 and R19 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
- 50-75-gallon quick recovery energy efficient electric water heater per plan
- 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
- Water Softener Loop Pre-Plumbing

### *Customizing your Home*

- Design Center 4-hour color selection consultation
- First Coast Lighting design appointment
- Setzers Appliances to customize appliance selections

### *Quality Assurance*

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