

Villas at Cypress Reserve Elite Community Features

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| 1. | SLAB FLOOR &
TERMITE TREATMENT | 2500 PSI – 4” thick fibermesh concrete slab on clean compacted fill over 6 Mil. Visqueen vapor barrier on 16” to 20” deep footer. |
| 2. | EXTERIOR | Light texture stucco finish
Two coats of Color Wheel exterior paint with clear coat.
No maintenance white aluminum soffit and fascia. |
| 3. | ROOFING | MonierLifetile concrete roofing with off ridge and soffit venting for positive air flow in the attic. |
| 4. | STRUCTURE | Cement block construction with metal and/or wood interior framing used where necessary. |
| 5. | WINDOWS, SLIDING
GLASS DOORS,
EXTERIOR DOORS | Aluminum, single hung, insulated, white-framed, tinted windows with screens
Aluminum, white-framed, insulated, tinted sliding glass door with no screen.
Insulated, raised panel, smooth fiberglass entry door with sidelight (per plan).
Weather stripping on all exterior doors
Screen for standard covered lanai, includes one door and 16” kick plate. |
| 6. | HEAT AND AIR | 13 SEER high-efficiency AC/heat pump
Bathroom fans ducted to outside.
Dryer venting to the outside. |
| 7. | PLUMBING | (2) Exterior hose bibs
50 gallon energy saver water heater
Fiberglass shower base (per plan)
Shower walls to be 6” x 8” ceramic tile.
Cultured marble vanity tops with oval sinks.
Cultured marble garden tub in master bath (per plan).
Monticello, 4” mini wide spread bath faucets
Steel 60” tub in guest bath.
Wall inset connection for automatic icemaker.
Double bowl stainless steel kitchen sink.
1/2 HP garbage disposal.
Washer/dryer hook-ups. |
| 8. | ELECTRICAL | 150 amp electrical service with copper wiring
Smoke detectors as required by code
(6) cable T.V. outlets, (6) telephone outlets
Ceiling fan prewire in all bedrooms and family room
Front door bell and chime
(2) Exterior weatherproof outlets
Decors switches throughout house.
ONQ System with central box in master closet.
Prewire in attic for future satellite.
Complete security system. |

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| 9. | INSULATION | R-4.1 foil insulation on block walls.
R-30 batted or blown insulation in attic.
Adjustable entrance threshold for constant seal.
Foam sealant around exterior electrical boxes for air leak prevention. |
| 10. | DRYWALL | 5/8" drywall on all ceilings and partywalls between units.
1/2" drywall on all remaining interior walls.
Knockdown texture on all walls and ceilings. |
| 11. | INTERIOR PAINTING | Semi gloss Vanilla Bean paint on all baseboards, doors and door casings.
Two (2) coats of interior paint. |
| 12. | INTERIOR TRIM &
HARDWARE | Hollow core raised 6 panel interior doors.
3-1/4" bullnose base.
2-1/4" colonial door casing.
Kwikset lever handle door locks with antique brass finish. |
| 13. | CABINETS | Euro style cabinets with standard 42" uppers.
3cm Granite kitchen counter tops with standard bullnose edging.
Standard Crown Molding.
Under cabinet light shields. |
| 14. | TILE | Ceramic tile shower walls to 7' A.F.F.
Tiled walk-in shower in master bath.
Cultured marble window sills. |
| 15. | APPLIANCES | General Electric Free-Standing, Glass Top Range
General Electric Spacesave Non-Vented Microwave
General Electric Automatic Dishwasher |
| 16. | SPECIALTIES | Bevel edge mirror medicine cabinet in all full baths
42" high full mirrors above all bath vanities.
White ventilated shelving in all closets.
Bedrooms – one (1) switched receptacle
Under cabinet lighting in kitchen |
| 17. | PORCH | Pre-finished aluminum gutters and downspouts on front or side entries.
Pre-finished aluminum gutters & downspouts on rear of units.
Screen for standard covered lanai, includes one (1) door and 16" kick plate. |
| 18. | LIGHT FIXTURES | Decorative light fixtures for foyer, dining room, baths, breakfast nook.
Coach lights on the garage. |
| 19. | FLOOR COVERING | Quality stain resistant carpet with 3/8" rebond 6 lb. padding.
Ceramic tile in the foyer, kitchen/nook and all wet areas. |
| 20. | GARAGE | Raised panel hurricane engineered steel garage door.
1/2 HP garage door opener with two (2) remotes and one (1) wireless keypad. |
| 21. | LANDSCAPING | Landscaping per community standards.
St. Augustine grass / front & rear |
| 22. | MISCELLANEOUS | 10 year limited home owner's warranty program.
Architectural and community standards to maintain neighborhood integrity. |