

## CAY LANDING

## Freedom Collection

### EXTERIOR

- Prestigiously detailed designed elevations
- Choice of Sherwin Williams designer color palates
- True dual coat exterior paint
- Upgraded elevation available
- Metal roof accent (Per Plan)
- 6:12 Roof pitch (Per Plan)
- 3-tab weatherwood shingles
- Energy efficient vinyl windows with LoE366 glass, tilt sash for easy cleaning, & double locks
- Cementitious fiber cement siding, fascia, soffit & trim
- 8-foot tall craftsman style divided lite fiberglass front door
- 8-foot tall full glass lite fiberglass rear door
- Oversized carriage style steel garage door with pre-wire for automatic opener
- 3 X 3 broom finished concrete rear patio
- 3-inch broom finished privacy walk from driveway to entry
- Custom aluminum address plaque

### INTERIOR

- Soaring ceiling heights on first floor living areas (per plan)
- Craftsman inspired raised panel interior doors with decorative casing
- Stainless finish door hardware
- Textured wall & ceiling finishes
- Decorative 6-inch baseboards throughout home
- Ceiling fan with light kit at family room & master bedroom
- Rounded sheetrock corners at impact areas
- Choice of designer interior wall paint
- Wood shelving & hanging rods in closets
- Clothes rod & shelf at utility room
- Telephone jack CAT5 prewire at family and master bedroom
- Cable TV jack prewire at master bedroom, family and game room (per plan)
- California rail detail at stair locations
- 4 designer LED disk lights at family room

### KITCHEN

- Open concept first floor kitchen, dining & family room
- Flat-panel kitchen cabinets with 42" upper cabinets, decorative crown at uppers, & cabinet over fridge space
- Stainless Steel Frigidaire slide in gas range, dishwasher & space saver microwave
- 4 designer LED disk lights & kitchen
- Granite kitchen countertops with square edge & choice of ceramic tile backsplash
- Stainless steel dual bowl undermount sink with garbage disposal
- Chrome single lever Delta faucet with vegetable spray

### CUSTOMER SERVICE

- Ten year structural warranty
- Pre-start, pre-sheetrock & pre-move-in orientation meeting with construction manager

### ENGINEERING & SAFETY

- Guardian certified (visit: [www.guardiancertifiedhome.com](http://www.guardiancertifiedhome.com))
- Professionally engineered & designed post-tension foundations
- Professionally engineered framing design
- Numerous third-party inspections throughout construction process
- LP Top Notch Premium Subfloor
- Pressure treated sole plate
- 2 designer LED disk lights at front elevation (per plan)
- Smoke detectors interconnected in beds & halls with battery back-up
- PEX water distribution system with main water shut-off access
- Copper interior wiring
- GFCI exterior outlets with protective housing
- Electric washer/dryer connections
- Security system pre-wire
- Deadbolt locks on exterior doors

### FLOORING

- Luxury vinyl plank flooring at first floor entry, kitchen, dining & family room
- Luxury vinyl plank flooring at second floor baths & utility room
- Choice of Shaw carpet over 3/8" pad

### ENERGY EFFICIENCY

- National energy code- third party verified
- 15 SEER rated Lennox HVAC system with environmentally friendly 410A refrigerant
- R38 Blown Insulation with Superior Air Sealing
- Multi-stage Mechanical and Energy Performance Testing
- Fresh air intake system & Honeywell media filter
- Gas-fired Rheem water heater
- Professionally designed ridge vent & air hawk attic ventilation
- On-site weather-stripped exterior doors
- Poly seal on all base plate & wood penetrations to exterior
- Honeywell WIFI- enabled programmable thermostat
- 80% LED lighting
- Exhaust vent fans at baths & utility room

### BATHS

- Round water saver commodes
- Bath cabinetry will match kitchen selection
- Granite countertops with square edge & white round porcelain drop-in sink
- Choice of ceramic tile shower surround at all baths
- Chrome bath faucets, paper holder, & shower trim
- Luxury master bath with separate tub & shower (per plan)
- Dual vanities at master bath

### LANDSCAPING

- Fully sodded Bermuda front & rear yards
- 6' privacy fenced backyard

1.4.2024

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