



CASA di FIORI

FEATURE SHEET

STANDARD GENERAL FEATURES

- Concrete Block and Steel Construction
- Decorative Barrel Tile Roof
- Spraycrete lanai floors with screen enclosures
- Textured stucco exterior with smooth finish stucco bands
- Color coordinated exterior paint schemes
- Maintenance free white aluminum fascia, soffit and gutters
- Professionally designed landscape package
- Master Controlled irrigation system
- One car garage with oversized garage doors with remote opener

STANDARD COMMUNITY FEATURES

- Security Gate at entry operated by remote control
- Expansive green space with lush tropical landscaping throughout community
- Exterior street lighting and building lighting
- 4,400 square foot clubhouse with kitchen and activity areas
- Over 1,700 Square foot resort style swimming pool with lap lanes
- Fitness center with state of the art fitness equipment
- Community Park with tennis court

HOMEOWNER PROTECTION PLAN

- Homeowner Limited Warranty Program
- Workmanship and materials for 1 year
- Mechanical Systems for 1 year
- Full manufacturer warranties starting at closing of the home
- Walk thru inspections at closing, 30 days and 1 year
- Impact hurricane resistant windows and front door
- Galvanized steel hurricane panels for sliding glass doors
- Smoke detectors
- Interior fire suppression sprinkler system with 24 hour monitoring

QUALITY CONSTRUCTION FEATURES

- Sturdy concrete block and steel construction
- Concrete block common wall
- Concrete plank common floor
- Noise suppression under hard surface floors
- Built to recent energy codes to help reduce electric bills
- Built to the latest hurricane codes
- R-15 insulation in interior walls of both bathrooms and master bedroom for sound suppression
- Dedicated AC Condensation line for each home
- Each unit comes with dedicated water shut off valves

OPTIONAL UPGRADES

Upgraded Paint
 Pro Flo Kitchen Faucet
 Arched Raised Cabinet Doors
 Maple, Cherry, white Cabinets
 18" Tile in Common Areas
 Tile on Diagonal Granite Countertop
 Stainless Steel Under Mount Kitchen Sink
 Stainless Steel, Black or Beige Appliances
 Lighting/Plumbing Fixtures
 Ceiling Fans
 Crown Molding
 Wet Bar with Granite Top & Refrigerator

STANDARD INTERIOR FEATURES

- 13" x 13" ceramic tile floor area in kitchen, foyer, laundry and baths
- Wall to wall carpeting in living room, dining room and bedrooms in a selection of designer colors
- Textured walls and ceilings
- Vinyl clad ventilated closet shelving for easy maintenance
- Decorative door hardware with dead bolt locks
- White finished windows and sliding glass door frames
- Colonial wood trim moldings and baseboards
- Rewired for light fixture in dining room

STANDARD LUXURY BATH FEATURES

- Large walk in closet with ventilated shelving
- Dual sinks in master bath
- Full width vanity mirror
- Cultured marble vanity tops
- White flat panel cabinets
- Steel enamel bathtub with wall tile surround (guest bath only)
- Single lever kitchen faucets
- Mirrored medicine cabinets
- Tiled shower with chrome trimmed enclosure and clear glass (master bath)
- Linen closet with ventilated shelving in master bath

STANDARD KITCHEN FEATURES

- White deep bowl cast iron sink
- White single control faucet with separate sprayer
- " Designer " GE Appliance package includes:
 - Glass top range
 - Microwave oven
 - Energy efficient dishwasher
 - Side by Side Refrigerator with icemaker
 - Full size washer and dryer
 - Food waste disposal
 - Mica countertops
 - White flat panel cabinets

STANDARD ELECTRICAL FEATURES

- Pre – wiring for ceiling fans in all bedrooms and living room
- Telephone outlets in all bedrooms and living room
- Cable TV outlets in all bedrooms and living room
- White decora style electrical switches

ENERGY EFFICIENT ITEMS

- 40-Gallon quick recovery water heater
- Energy efficient air conditioning system with electric heat
- R-19 ceiling insulation (second floor units only)
- Insulated exterior walls