

Monserato

◆ 3 Bedroom Plus Library ◆ 3-1/2 Bath ◆ 3 Car Garage ◆ 3,287 Sq. Ft. Under Air ◆ 4,611 Sq. Ft. Total

Distinctive Interior Features

- ◆ Dramatic Ceiling Heights with Detailed Coffered, Tray and Volume Ceilings
- ◆ Separate Guest Suite
- ◆ 10' Pocketing Sliders in Family Room and Guest Suite
- ◆ Mitered Glass in Nook
- ◆ Powder Bath with Wood Cabinetry and Granite Top
- ◆ Built-in Wet Bar with Wood Cabinetry and Granite Top
- ◆ 8' Solid Interior Doors with Choice of Profiles
- ◆ 3-1/2" Victorian Profile Wood Casing
- ◆ 5-1/4" Victorian Profile Wood Base in all Rooms
- ◆ 5-1/4" Crown Molding in all Coffered Ceilings
- ◆ Classic Arched Entry Ways
- ◆ Textured Walls and Ceilings with Knock Down Finish
- ◆ Smooth Walls in Kitchen, Baths and Laundry
- ◆ Round Corner Bead
- ◆ Choice of 18" x 18" Upgraded Porcelain Tile Throughout
- ◆ Plush Designer Carpet, in Bedrooms, in many Styles and Colors
- ◆ 60" Tall Vanity Mirrors in Baths
- ◆ Quality Emtek Hardware in Variety of Styles and Finishes
- ◆ Fully Accessorized Laundry Room (Including Washer & Dryer)
- ◆ Customized Wood Trimmed Window Sills

Kitchen Features

- ◆ Spacious Well-Appointed Kitchen with Island, Vegetable Sink, Walk-In Pantry and Butler's Pantry
- ◆ Quality Wood Cabinetry Offered in Several Finishes and Door Styles
- ◆ 42" Upper Cabinets with Heavy Crown Molding
- ◆ Granite Counter Top with Under Mount Sinks
- ◆ Complete Premium Kitchen Aid Appliance Package with 25 Cubic Foot Refrigerator
- ◆ Plumbing Fixtures Allowance

Master Bath and Dressing Area Features

- ◆ 6' Jacuzzi Whirlpool Bath Tub
- ◆ Large Shower with Shampoo Niche
- ◆ Quality Wood Cabinetry Offered in Many Finishes and Door Styles
- ◆ Granite Counter Top with Under mount Sinks
- ◆ Plumbing Fixtures Allowance

Pool/Courtyard Area Features

- ◆ Classic Corinthian Columns
- ◆ Architectural Metal Courtyard Entry Gate
- ◆ 400 sq. ft. Pool with Spill-Over Spa and Brick Paver Coping
- ◆ 118,000 BTU Dual Thermostat Electric Heat Pump with Aqua Link Controller
- ◆ Pool Auto Fill Line
- ◆ Concrete Paver Pool Deck
- ◆ Bronze Screen Enclosure
- ◆ 6' Privacy Wall

Quality Building Features

- ◆ All Permits and Impact Fees
- ◆ All Clearing and Grading
- ◆ Soil Compaction Test
- ◆ Termite Soil Treatment
- ◆ Steel Reinforced 3000 PSI Monolithic Slab with Vapor Barrier
- ◆ Quality CBS Constructed Walls with Water Proofing where Block Intersects Slab
- ◆ Engineered Roof Truss System Hurricane Strapped to Engineered Poured Concrete Tie Beam
- ◆ Fascia is Two Layers (8" and 4") of Miratec
- ◆ Tinted White Aluminum Windows
- ◆ Exterior Framed Walls to have Applied House Wrap Drainage Plain Prior to Lath and Stucco
- ◆ 8' Fiberglass Front Entry French Doors
- ◆ All Exterior Swing Doors to be Fiberglass with PVC Jambs or Equal
- ◆ Metal Interior (Non Loading Bearing) Framing
- ◆ Reinforced Steel Garage Door by Amarr
- ◆ Quiet Liftmaster Garage Door Opener with Two (2) Remote Controls and Keyless Entry Pad
- ◆ Colored Concrete Barrel Tile Roof
- ◆ Light Texture Stucco Exterior Finish
- ◆ Bird Resistant Decorative Columns, Banding and Architectural Details
- ◆ Lathed and Stuccoed Soffit
- ◆ Covered Courtyard and Lanai Ceilings to be 1/2" Soffit Board
- ◆ Concrete Paver Drive, Sidewalk, Entry, Courtyard, Lanai and Pool Deck
- ◆ Professionally Landscaped Homesite

Mechanical, Electrical, Plumbing and Energy Features

- ◆ High Efficiency 13.0 SEER Central Air Conditioning and Heating with Heat Recovery Unit
- ◆ Icynene Expanded Foam Insulation in Ceilings
- ◆ R-5 Styrofoam Insulation on Exterior Block Walls
- ◆ R-19 Insulation in Exterior Framed Walls
- ◆ Integrated Network Panel for Phone, TV and Structured Wiring
- ◆ 300 Amp Electrical Panel
- ◆ Decora Electrical Switches
- ◆ Ceiling Fans Allowance
- ◆ Bath Fans in All Bathrooms
- ◆ Electrical Fixture Allowance
- ◆ Complete Security System
- ◆ Stereo Speakers with Volume Control
- ◆ Pre-wired for Stereo Sound System
- ◆ Whole House Electrical Surge Protection
- ◆ Maniblock Manifold Plumbing System
- ◆ 80-Gallon Quick Recovery Electric Hot Water Heater
- ◆ Four (4) Exterior Hose Bibbs
- ◆ In-Wall Pest Defense System
- ◆ Generator Pre-Wire