



OUTSTANDING INCLUDED FEATURES

ARCHITECTURAL AND EXTERIOR DETAILS

- Beautifully designed contemporary elevations
- Architectural concrete tile roof
- Engineered roof trusses with roof tie downs
- Luxurious 15 X 30 swimming pool with spa and gas heater
- Designer garage doors
- Garage door opener
- Garage floor with acrylic coat finish
- Concrete block construction on first floor with sand finish stucco
- Wood frame construction on second floor
- Summer kitchen
- Rheem tankless gas water heaters
- Professionally designed landscape package
- Decorative coach lights
- Brick paver walks, driveways, entry & pool deck & lanai
- Street lights & sidewalks throughout community
- Large covered rear lanais

DESIGNER INTERIORS WITH LUXURY FEATURES

- Dynamic designs, with spacious living space
- 5 ¼ "crown molding in main living areas
- 7 ½" base trim
- Ventilated vinyl closets and pantry shelving
- Quality 17"X17" ceramic tile flooring in living areas and all wet areas
- Designer carpet in all bedrooms
- Home automation access control
- Sherwin Williams interior paint colors
- Light textured finish on all walls and ceiling
- Motorized lanai screens per plan
- Security system
- Luxury Master bedroom suites with walk-in closets

WINDOWS, DOORS & HARDWARE

- Insulated, Low E vinyl windows
- Vinyl tempered, insulated sliding glass doors
- Elegant 8' wood front doors
- Decorative Schlage brush nickel hardware
- 8' designer interior solid core doors
- Lever-style brush nickel hardware on interior doors
- Wood stair treads, with wood handrail and metal balusters

AIR CONDITIONING AND INSULATION

- ENERGY STAR-rated Carrier 15 SEER high-efficiency, electric heat pumps and cooling system with programmable thermostats
- R-13 fiberglass batts insulation in exterior framed wall
- R-4.1 insulation on all exterior concrete walls
- R-38 Ceiling insulation

ELECTRICAL

- 200 Amp minimum electrical service with circuit breaker panel
- USB outlets per plan
- Décora rocker switches and receptacles above counter height
- Designer lighting fixture package
- High resolution RG-6 cable TV outlets in family/great room and all bedrooms
- Ceiling fan in family/great room and all bedrooms & lanai
- Pre-wire for telephone and cable

ELEGANT KITCHENS AND BATHS

- Apron sink
- Beautifully crafted 42" maple upper cabinets with crown molding and light valance
- Granite countertops in kitchen and baths
- Kitchen Aide Stainless Steel Appliances (36" Gas Range, Oven/Microwave, Dishwasher, Refrigerator, Washer & Dryer Included)
- Vented hood over gas range
- Decorative tile backsplash
- Moen Brantford fixtures with matching bath accessories
- Comfort-height, elongated toilets
- Gentlemen's height vanity cabinets
- Moen 8" wide spread faucets in master baths
- Floor to ceiling coordinated tile in all baths
- Free standing tub in master baths

COMMUNITY PRIVATE AMENITIES

- Located near world-famous area attractions and 5 minutes from Disney
- Contoured practice putting green
- Informal lawn
- Sand Volleyball
- Children's playground
- Lawn bowling
- Terraced butterfly and hummingbird garden
- Berming and landscaping to buffer roadway
- Perimeter community fencing
- Small and large dog parks
- Fire pit and gathering area
- Street lights & sidewalks throughout community



THE BEAR'S DEN

— AT REUNION —

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