

## Grove East at Lakewood Ranch Standard Features

### **EXTERIOR**

- ☐ Professional Designed Front Exteriors
- ☐ Two Tone Exterior Paint
- ☐ Craftsman Fiberglass Door w/Accent Paint, Lite & Lever Set
- ☐ LP Smart Side w/50yr Manufacturer Warranty
- ☐ 3 Tab Shingles w/25yr Manufacturer Warranty
- ☐ Long Ranch Panel Garage Door w/ Opener
- ☐ Spacious Garages (per plan)
- ☐ Finished & Painted Garage (no texture/same color as walls)
- ☐ 16" on Center studs at Load Bearing Walls
- ☐ 9' Plate at all Exterior Walls
- ☐ Covered Back Patio (per plan)
- ☐ Full Yard Tiff Bermuda Sod & Irrigation
- ☐ Rock-Edged Flower Bed w/ Landscaping
- ☐ 6' Cedar Privacy Fence with 42" Gate
- ☐ Tree(s) per HOA Restrictions
- ☐ Three Waterproof Electrical Plugs
- ☐ Termite Treated Bottom Plate

### **INTERIOR**

- ☐ Enhanced Vinyl Plank Flooring in all Halls & Main Living Areas
- ☐ Plush Carpet w/ 6 lb ½" Pad (all bedrooms)
- ☐ Ceiling Fans (all bedrooms)
- ☐ 2 Panel Smooth Interior Doors (same color as baseboards)
- ☐ Patio Door w/ Integrated Blinds (per plan)
- ☐ Oversized Windows
- ☐ 2" Blinds Throughout (excluding obscure glass locations)
- ☐ Flat Paint on Walls and Ceilings (singular color)
- ☐ Shelving Storage in Utility (same color as baseboards)
- ☐ Built in Shelving and Railing in Closets (per plan – same color as baseboards)
- ☐ Designer Lighting Packages
- ☐ 100% LED Lighting
- ☐ Abundance of Flush Mount Downlights
- ☐ Pull-Down or Man-Door Attic Access (per plan)
- ☐ 9' Ceilings on First Floor (per plan)
- ☐ 5 ¼ Baseboards (Omega White)
- ☐ 3 ½ Door Casing (same color as baseboards)

### **KITCHEN**

- ☐ Granite Countertops – 3cm Straight Edge
- ☐ Enhanced Vinyl Plank Flooring
- ☐ Stained or Painted Birch Cabinets
- ☐ Ceramic Tile Backsplash
- ☐ Stainless Steel GE Appliances
- ☐ Single Level Island
- ☐ High Arc Kitchen Faucet
- ☐ Stainless Steel Undermount Sink
- ☐ Garbage Disposal
- ☐ Trashcan Pull-Out

### **BATH**

- ☐ Granite Countertops – 3cm Straight Edge
- ☐ Enhanced Vinyl Plank Flooring
- ☐ Stained Birch Cabinets
- ☐ Undermount Sinks – Rectangle

- ☐ Vanity Light Fixtures (at each bath sink)
- ☐ 3/8" Frameless Shower Glass (per plan)
- ☐ Elongated Toilets in All Bathrooms
- ☐ 36" Tall Vanities in All Bathrooms
- ☐ 42" Tall Mirrors in All Bathrooms
- ☐ Ceramic Tile Surround @ Bath 1 (Standalone Shower w/Fiberglass Pan per plan)
- ☐ Ceramic Tile Surround @ Bath 1 (42X60 Soaking Tub per plan)
- ☐ Ceramic Tile Surround @ Bath 1 (42X60 Tub/Shower Combo per plan)
- ☐ Ceramic Tile Surround @ Secondary Baths (30x60 Tub/Shower Combo per plan)
- ☐ Chrome Plumbing Fixtures & Accessories
- ☐ Rectangular Pedestal Sink (per plan)
- ☐ Exhaust Fans in All Bathrooms

### **QUALITY ASSURANCE**

- ☐ 1-2-10 StrucSure Warranty
- ☐ 300+ Point Home Inspection
- ☐ 4 Owners Meetings: Kick-Off, Pre-Drywall, Buyer Orientation, Buyer Backcheck
- ☐ Weekly Communication on Home Progress
- ☐ Full Time Warranty Department
- ☐ 24 Hours Service Helpline
- ☐ Certified Engineered Post Tension Foundation – 3000 psi
- ☐ Roof and Flooring Trusses – Individually Engineered
- ☐ Full OSB Exterior Sheathing
- ☐ OSB Roof Sheathing
- ☐ 1 1/8" Tongue and Groove OSB Subfloor (2 stories)

### **SMART HOME & SECURITY**

- ☐ Wifi-Enabled Garage Door Opener
- ☐ Wifi-Enabled Stainless Steel Oven with Air Fryer
- ☐ Wifi-Enabled Programmable Thermostat
- ☐ Wifi- Enabled Ring Doorbell
- ☐ Flood Lighting at Rear
- ☐ CAT-6E Wiring
- ☐ Home Run Network Wiring
- ☐ Quickset Deadbolt at Front and Back Doors
- ☐ Smoke and Carbon Dioxide Detectors

### **ENERGY EFFICIENCY**

- ☐ Carrier 15 Seer HVAC System w/Heat Pump
- ☐ Double-Pane Low-E Vinyl Windows w/Half Screens
- ☐ Exhaust Fans in all Baths
- ☐ 50 Gallon Water Heater(s) (per plan)
- ☐ Turtle-Back Venting
- ☐ PolySeal Foam in all Wall Penetrations for Reduced Air Infiltration
- ☐ Mechanical Fresh Air Intake
- ☐ Duct Leakage Testing
- ☐ R-8 HVAC Duct Work
- ☐ R-38 Blown Insulation at Ceiling
- ☐ R-13 Batt Insulation at Walls
- ☐ R-19 Batt Insulation Over Non-Conditioned Areas (2 stories)
- ☐ Irrigation Rain Sensor