



## **SOUTH LAKES INCLUDED FEATURES**

### **EXTERIOR FEATURES**

- 1 year Mechanical and 10 year structural warranty.
- Concrete block construction with decorative textured parge coat exterior finish with painted block walls in garage.
- 2500 test concrete slab and driveway. 2-5/8 steel rods installed continuously through the entire perimeter of the house.
- Pre-treat application for termite protection.
- Designed & engineered in accordance with hurricane resistant requirements.
- Sixteen-inch roof overhangs with aluminum or vinyl fascia and soffit.
- High pitch engineered roof trusses with volume ceilings
- Fiberglass mildew resistant, self-sealing, Architectural style, roof shingles with 30-year manufacturer warranty.
- Full compliance with all state and local building codes.
- Impact fees, survey and permits included.
- Truss covered porch per plan.
- Oriented strand board roof sheathing.
- Hurricane shutter panels.
- Two exterior hose bibs
- Front door bell with chime

### **ENERGY SAVING FEATURES**

- High efficiency 13.0 SEER AC
- R-30 ceiling insulation
- Soffit and ridge attic ventilation.
- Exterior doors insulated with weather stripping for tight seal.
- Electric 50 gallon or Gas 40 gallon, quick recovery gas water heater per community.
- Exterior vented dryer vent.
- Water conserving elongated toilets and showerheads.
- Roof valleys, ventilation stacks and gable ends sealed to prevent water infiltration.
- Digital thermostat
- 150 to 200 amp electrical service per plan
- Ceiling fan outlets in bedrooms and family room

### **KITCHEN AND BATH FEATURES**

- Oak panel kitchen cabinets with 42" upper cabinets. Oak panel bathroom vanities. Many other selections available.
- Granite kitchen countertops with 4" backsplash.
- Cultured marble bath vanity tops with oval bowl.
- Self-cleaning range.
- Self-venting over the range microwave.
- 5 Cycle Dishwasher
- Garbage disposal
- Ceramic tile floors in Foyer, Kitchen and Baths
- Mirror glass over vanities.
- Secondary tubs are steel porcelain with ceramic tile shower walls. Acrylic Roman tub in master bath (per plan).
- Instant on single lever faucet and shower valves.
- Clear glass with chrome frame shower enclosure in master bath (per plan).
- Medicine cabinets (per plan).
- CVPC water lines.
- Emergency shut off valves at exposed plumbing lines
- Washer and dryer connections

### **WINDOWS, DOORS, INTERIOR TRIM**

- Steel sectional hurricane reinforced garage door with pre-wire for garage door opener
- Raised six panel passage doors with round style antique nickel knobs.
- Steel insulated entry door with dead bolt (per elevation).
- Raised panel bi-fold closet doors.
- Colonial style wood baseboards and door trim.
- White aluminum framed windows and sliding tempered glass door units with screens
- Marble window sills
- Light fixture package including dining room, foyer and breakfast/nook area lighting.
- Rocker switches
- Cat 5 "E" phone wiring in kitchen and all bedrooms
- TV outlets in family/great room and all bedrooms

### **South Lakes Additional Included Features**

**Private Community Entry Gate, Natural Gas, Paver Driveways, Post Light on Photo Eye, Carriage Lights, Street Lights, County Water and Sewer, Floratam Sod, Irrigation with Well and Pump, Upgraded Landscape Package, 40-gallon Gas Water Heater, Gas Range, Gas Dryer Connection, Gas Heat, Standard Homesite with 90' Wide Average Lot Width**

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Specifications subject to change without notice. Ameritrend Homes, Inc. reserves the right to substitute materials and/or specifications of equal or greater value and quality.