

# INCLUDED STANDARD FEATURES LIST

## Why a Biscayne Home is better

Luxury Kitchen	
<input checked="" type="checkbox"/>	3cm granite countertops with matching 4-inch backsplash, backsplashes where applicable
<input checked="" type="checkbox"/>	Professionally-designed luxury kitchen with 42" upper cabinets and spacious island workspaces (per plan)
<input checked="" type="checkbox"/>	Minimum 17" x 17" ceramic tile flooring with style options
<input checked="" type="checkbox"/>	Cabinet crown molding on upper cabinets
<input checked="" type="checkbox"/>	Icemaker/water connection for refrigerator
<input checked="" type="checkbox"/>	1/2 hp garbage disposal
<input checked="" type="checkbox"/>	Over-sized, walk-in pantry with 5 rows of shelving (per plan)
<input checked="" type="checkbox"/>	Attractive LED light fixtures
<input checked="" type="checkbox"/>	Samsung built-in knob electric cooktop (30")
<input checked="" type="checkbox"/>	Samsung built-in single wall oven, stainless steel
<input checked="" type="checkbox"/>	Samsung Sensor Cook Microwave with built-in trim kit, stainless steel
<input checked="" type="checkbox"/>	Samsung dishwasher with integrated controls, stainless steel
<input checked="" type="checkbox"/>	Samsung wall-mount pyramid chimney hood (30")
<input checked="" type="checkbox"/>	Undermount stainless steel sink (single bowl, 50/50 or 60/40)
<input checked="" type="checkbox"/>	Single pull-down stainless steel faucet
Owner's Retreat and Master Bath	
<input checked="" type="checkbox"/>	Spacious walk-in closets with continuous rod and shelf
<input checked="" type="checkbox"/>	Minimum 17" x 17" ceramic tile master bathroom, straight install
<input checked="" type="checkbox"/>	3cm granite countertops
<input checked="" type="checkbox"/>	Cabinet-width mirrors with his and her vanities
<input checked="" type="checkbox"/>	Designer faucets in 8" wide-spread brushed nickel frame
<input checked="" type="checkbox"/>	Undermount white oval sinks
<input checked="" type="checkbox"/>	Separate oversized enclosed shower with brushed nickel frame
<input checked="" type="checkbox"/>	Comfort height elongated commode and private water closet
<input checked="" type="checkbox"/>	Tiled shower floor and wall surround 7' standard height vertical or horizontal/straight
<input checked="" type="checkbox"/>	Designer raised panel cabinets with hardware
<input checked="" type="checkbox"/>	Spacious linen closets (per plan) (add below)
<input checked="" type="checkbox"/>	Light fixtures: 3 lights above each vanity in brushed nickel finish

Secondary Baths	
<input checked="" type="checkbox"/>	3cm granite countertops
<input checked="" type="checkbox"/>	A choice of designer raised panel oak cabinets with standard hardware (3 stain colors/white thermofoil)
<input checked="" type="checkbox"/>	17" x 17" ceramic tile flooring with style options, straight Install
<input checked="" type="checkbox"/>	Decorative faucets: 4" center set in brushed nickel finish
<input checked="" type="checkbox"/>	Undermount white oval sinks
<input checked="" type="checkbox"/>	Standard-height elongated commode
<input checked="" type="checkbox"/>	Tiled wall surround over tub, 7' height vertical or horizontal, straight
<input checked="" type="checkbox"/>	Cabinet-width plate glass mirrors
<input checked="" type="checkbox"/>	Light fixtures: 3/4 lights above cabinet (per plan) in brushed nickel

\*Actual construction may vary in color, features, and dimensions. Availability, specification, and pricing are subject to change without notice. Standard features may vary depending on model. Please speak with a Biscayne Homes representative for features and available options. ©

Interior Features and Finishes	
<input checked="" type="checkbox"/>	10' high ceilings throughout the entire first floor
<input checked="" type="checkbox"/>	Oversized, decorative 6" x 1" flat baseboards
<input checked="" type="checkbox"/>	4" x 1" decorative door casing
<input checked="" type="checkbox"/>	Minimum 17" x 17" ceramic floor tiling in foyer, kitchen, breakfast area, master bath, baths, and laundry room (per plan)
<input checked="" type="checkbox"/>	Lever door hardware in brushed nickel, install straight
<input checked="" type="checkbox"/>	Two-panel 8' interior doors
<input checked="" type="checkbox"/>	Spacious linen closets (per plan)
<input checked="" type="checkbox"/>	Maintenance-free, ventilated shelving throughout
<input checked="" type="checkbox"/>	P/W security system with home automation capabilities
<input checked="" type="checkbox"/>	Smoke and carbon monoxide detectors wired to electrical system with battery back-up
<input checked="" type="checkbox"/>	Structured wire distribution system to provide phone, cable, internet access in great room, owner's retreat, den/study, and all secondary bedrooms
<input checked="" type="checkbox"/>	Ceiling fan pre-wired, blocked, and switched in great room, den/study, lanai, and all bedrooms
<input checked="" type="checkbox"/>	Decora lighting switches
<input checked="" type="checkbox"/>	Custom color carpet over 7/16" foam pad for luxury comfort

\* Prices are subject to change\*

# INCLUDED STANDARD FEATURES LIST *(CONTINUED)*

Exterior Features and Finishes	
<input checked="" type="checkbox"/>	Exquisite exterior: coastal elevations with 4 package choices in color and color palettes (prices may vary)
<input checked="" type="checkbox"/>	Insulated, solid fiberglass 8' single front door
<input checked="" type="checkbox"/>	Spacious covered lanai
<input checked="" type="checkbox"/>	8' tall sliding glass doors in family room leading to the lanai (per plan)
<input checked="" type="checkbox"/>	Brick paver driveway, entry walkway, and loggia areas, concrete driveway approach
<input checked="" type="checkbox"/>	Architectural 30-year GAF dimensional shingles
<input checked="" type="checkbox"/>	Sherwin-Williams high-quality acrylic exterior paint
<input checked="" type="checkbox"/>	Large balcony off bonus room (per plan)
<input checked="" type="checkbox"/>	Raised-panel reinforced decorative garage doors with ½ horsepower openers with two remotes, wifi compatible
<input checked="" type="checkbox"/>	Professionally-designed landscape packages
<input checked="" type="checkbox"/>	Water-conserving irrigation systems
<input checked="" type="checkbox"/>	2 garden hose connections in predetermined locations

## Energy Saving Features Save Money and Minimize Impact on the Environment

<input checked="" type="checkbox"/>	High-efficiency air conditioning system with SEER ratings that meet or exceed current building codes
<input checked="" type="checkbox"/>	Minimum 15 SEER high-efficiency air conditioning system energy-efficient heat pump heating system
<input checked="" type="checkbox"/>	Low-E, insulated, white vinyl double-pane windows
<input checked="" type="checkbox"/>	5/2 programmable thermostats
<input checked="" type="checkbox"/>	LED lighting (including fluorescents in garage/closets/utility areas)
<input checked="" type="checkbox"/>	R-4.1 foil on exterior walls
<input checked="" type="checkbox"/>	R-38 batt/blown ceiling insulation over conditioned space
<input checked="" type="checkbox"/>	Radiant barrier roof sheathing
<input checked="" type="checkbox"/>	Energy-efficient 50-gallon water heater (per plan)

Construction and Customer Care	
<input checked="" type="checkbox"/>	Three scheduled meetings with your Biscayne Homes Construction Manager to observe and learn about the construction status of your new home
<input checked="" type="checkbox"/>	Steel-reinforced concrete block construction on 1st and 2nd floors (per plan)
<input checked="" type="checkbox"/>	Limited dwelling warranty covering homes on major structural defects for 10 years (as described in purchase documents)
<input checked="" type="checkbox"/>	Vinyl single-hung and fixed windows with low-E insulated double-pane glass
<input checked="" type="checkbox"/>	Low-maintenance soffit and fascia
<input checked="" type="checkbox"/>	Bora-Care termite treatment

\*Actual construction may vary in color, features, and dimensions. Availability, specification, and pricing are subject to change without notice. Standard features may vary depending on model. Please speak with a Biscayne Homes representative for features and available options. ©

\* Prices are subject to change\*

