

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 |

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