

Select Feature Package

at HIDDEN LAKES

INTERIOR FEATURES

- CENTRICITY® 10-YEAR STRUCTURAL WARRANTY.
- FLORIDA PAINTS® paint on all interior walls and ceilings w/ light knockdown texture.
- Designer plant shelves and niches (per floor plan.)
- Indoor Laundry Room with ceramic tile flooring (includes standard tile selection; per plan.)
- Ceramic tile entry foyer (includes standard tile selection.)
- MOHAWK® quality stain resistant carpet (Level I Selection.)
- Maintenance free interior window sills.
- Painted interior doors with choice of panel design.
- 3¼" colonial baseboards on interior walls painted trim color
- Decora light switches in lieu of traditional toggle switches.
- 200 amp electrical service.
- 220v for dryer connection with venting to the exterior.
- Smoke detectors hardwired outside each bedroom.
- Front door chime.
- Pull down attic stairs in the Garage.
- Copper electrical wiring.
- Pre-wire future ceiling fan in bedrooms, Living Room & Lanai.
- (4) CAT5E TV Outlets & (4) RG6 Telephone Outlets.
- 50-gallon quick recovery water heater.
- CARRIER® 15-Seer HVAC Unit w/ vents in walk-in closets.
- Laundry tub installed complete.
- SkyFlex Skylight (suntunnel) located in the Utility Room.

KITCHEN FEATURES

- WELLBORN® Select Series, Arlington Style Wood Cabinets. Cabinets include 36" upper cabinets and Level I GRANITE Countertops with choice of edge design.
- GE® Appliance Package including Dishwasher, Self-cleaning, smooth-top range & Microwave with color choices available.
- MOEN® single lever Kitchen faucet and sprayer.
- Stainless steel undermount sink (choice of double bowl or single bowl.)
- Ceramic tile flooring (includes standard tile selection.)
- Recessed can lighting in the Kitchen (includes 4 can lights.)
- Ice maker line for refrigerator.
- Garbage disposal.
- Food storage pantry (per floor plan.)
- Painted chair rail in nook area.

MASTER BATHROOM FEATURES

- WELLBORN® Select Series Arlington Style Wood Cabinets on all vanities. All 30" vanities to include 2cm quartz countertops w/ undermount sink(s.)
- MOEN® single lever fixtures on Lav, shower and commode.
- Ceramic tile flooring (includes standard tile selection.)
- KOHLER® Water Saver Commode (choice of colors.)
- Custom glass enclosure in shower.
- Large garden tub in Master Bath (per floor plan.)
- Ceramic tile on walls around tub & shower (includes standard 6x6/6x8 tile selection.)

BATHROOM FEATURES

- WELLBORN® Select Series Arlington Style Wood Cabinets on all vanities. All 30" vanities to include 2cm quartz countertops w/ undermount sink(s.)
- MOEN® single lever fixtures on Lav, shower and commode.
- Ceramic tile flooring (includes standard tile selection.)
- KOHLER® Water Saver Commode (choice of colors.)
- Expansive vanity mirror.
- Steel tub/shower with Level I tile surround above.

EXTERIOR FEATURES

- FLORIDA PAINTS® SunFlex™ paint on all exterior walls with decorative cementitious coating.
- OWENS CORNING® Architectural 30-year dimensional roof shingles.
- *Vinyl, Insulated, Low-e, white windows.
- KWIKSET® DORIAN™ handleset w/ deadbolt on exterior doors.
- 6-Panel, Insulated, Fiberglass Entry Door w/ sidelite.
- Steel panel overhead garage door w/ electric opener and two remotes.
- (2) exterior coach lights (within allowance.)
- Termite treatment with bond.
- CPVC water lines under slab.
- (2) exterior waterproof outlets.
- (2) exterior hose bibs.
- (1) exterior flood light on the rear of house.
- Maintenance free aluminum fascia & vinyl soffit w/ 16" overhangs.
- Concrete Block walls w/ insulation foam board and radiant barrier for superior insulation.
- R-30 insulation over living areas.
- R-11 equivalency on exterior walls.
- Roof ridge vents for attic ventilation.
- Yard fully sodded St. Augustine (up to 8,000 sq. ft. allow.)
- Upgraded Decorative Landscaping Package including (3) Palm Trees (*\$3,500 allowance for plants, mulch & palms.)
- *Brick Paver Driveway and cement sidewalks.
- All site preparation is included (within Hidden Lakes only.)
- City water and sewer connection (per Community.)
- All permits and impact fees paid!

CONSTRUCTION FEATURES

- Roof trusses tied to Hurricanes straps in concrete
- All framing studs 16" on center.
- Continuous tie-beam around structure filled w/ concrete.
- Poured concrete in vertical cells in masonry wall sections with reinforced steel for strength.
- Roof sheathing nailed not stapled.
- Single-pour monolithic slab 4" thick with oversized bearing footers around perimeter poured with 3000 PSI concrete.
- Roof trusses engineered for wind loads.
- Quality construction from a proven reputation in Volusia County since 1971.

PAYTAS HOMES

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