

PORTOFINO RESERVE at VENETIAN BAY

Reserve Feature Package

INTERIOR FEATURES

- BONDED BUILDERS WARRANTY GROUP®** 10-YEAR STRUCTURAL WARRANTY.
- COLORWHEEL®** 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.)
- Maintenance free interior marble sills.
- MOHAWK®** quality stain resistant carpet in all bedrooms and Parlor (per model.) Includes Level I Mohawk Carpet Selection.
- Ceramic tile flooring in the Great Room and Dining Room (includes standard tile selection.)
- Bullnose accents on drywall corners.
- Painted "classique" interior doors.
- 5¼" colonial baseboards on interior walls painted trim color.
- Ceramic tile entry Foyer (includes standard tile selection.)
- White wire ventilated shelving.
- Dryer vented to outside.
- Decora rocker light switches in lieu of traditional toggle switches.
- 200 amp electrical service.
- 220 for dryer connection.
- Smoke detectors hardwired outside each bedroom.
- Front door chime.
- Pull-down attic stairs in garage.
- Copper electrical wiring.
- \$500 allowance towards ceiling fans installed w/ pre-wire for future ceiling fans in bedrooms, Living Room and Lanai.
- Home Automated Wiring System: ability to distribute audio or video throughout the home via VCR, DVD or Satellite includes 16-drops.
- Pre-wire for security system.
- 50-gallon quick recovery water heater.
- Laundry tub installed complete.
- CARRIER®** 15-seer HVAC Unit w/ vents in walk-in closets.

KITCHEN FEATURES

- WELLBORN®** Select Series Wood Cabinets with choice of Harmony full overlay doors or Harvest raised panel doors. Cabinets include 36" upper cabinets w/ Crown Molding, dovetail drawers w/ soft close glides and Level I GRANITE Countertops with choice of edge design.
- GE®** Appliance Package including Dishwasher, Self-cleaning, smooth-top Slide-in Range & Microwave with color choices available.
- MOEN®** Arbor high arc faucet and sprayer (#7790C.)
- MINDS-EYE®** undermount stainless steel double bowl sink.
- Recess can lighting in the Kitchen (includes 6 can lights.)
- Ceramic tile flooring (includes standard tile selection.)
- Ceramic tile backsplash behind range side of Kitchen (includes Level I tile selection.)
- Chair rail in breakfast nook painted trim color.
- Ice maker line for refrigerator.
- Garbage disposal.
- Food storage pantry (per floor plan.)

MASTER BATHROOM FEATURES

- WELLBORN®** Select Series Arlington Style Wood Cabinets on all vanities. All 34" vanities to include Level I Granite countertops w/ round or oval undermount sink(s.)
- MOEN®** Eva Series or Brantford Series Chrome Plumbing Fixtures.
- KOHLER®** Water Saver Commode (choice of colors.)
- COLORWHEEL®** paint w/ orangepeel texture on walls.
- Ceramic tile flooring (includes standard tile selection.)
- Ceramic tile on walls around tub/shower (includes **Level I** tile selection.)
- Custom frameless glass enclosure on shower.
- Large garden tub in Master Bath (per floor plan.)

BATHROOM FEATURES

- WELLBORN®** Select Series Arlington Style Wood Cabinets on all vanities. All 34" vanities to include Level I Granite countertops w/ round or oval undermount sink(s.)
- MOEN®** Eva Series or Brantford Series Chrome Plumbing Fixtures.
- KOHLER®** Water Saver Commode (choice of colors.)
- COLORWHEEL®** paint w/ orangepeel texture on walls.
- Ceramic tile flooring (includes standard tile selection.)
- Steel tub/shower with Level I tile surround above.
- Expansive vanity mirrors.

POWDER BATHS (if applicable)

- White or bone pedestal sink.
- MOEN®** Eva Series or Brantford Series Chrome Plumbing Fixtures.
- COLORWHEEL®** paint w/ orangepeel texture on walls.
- Ceramic tile flooring (includes standard tile selection.)
- Expansive vanity mirror.

EXTERIOR FEATURES

- FLORIDA PAINTS®** SunFlex™ paint on all exterior walls with decorative cementitious coating.
- Tile Roof using Boral Casa Grande Blend Barrel Roof Tile.
- (2) exterior coach lights (within allowance.)
- Steel panel overhead garage door w/ opener.
- KWIKSET®** ARLINGTON™ handleset w/ dead bolt on exterior doors.
- 6-Panel, Insulated, Fiberglass Entry Door w/ sidelite.
- Termite treatment with bond.
- (3) exterior hose bibs.
- (2) exterior waterproof outlets.
- (1) exterior flood light on the rear of house.
- CPVC water lines under slab.
- Vinyl, Insulated, Low-e, white windows w/ removable storm panels.
- Yard fully sodded St Augustine (up to 8,000 sq. ft. allow.)
- Upgraded Decorative Landscaping Package including (3) Palm Trees (\$6,250 total allowance for plants, mulch & palms.)
- Maintenance free aluminum fascia & vinyl soffit w/ 16" overhangs.
- Block walls w/ insulation foam board & radiant barrier for superior insulation.
- Brick Paver driveway and concrete sidewalks (based on 25' front setback.)
- Roof ridge vents for attic ventilation.
- R-30 insulation over living areas.
- R-11 equivalency on exterior walls.
- All site preparation is included (within Portofino Reserve only.)
- City water and sewer connection (per Community.)
- All permits and impact fees paid!

CONSTRUCTION FEATURES

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

PAYTAS HOMES

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