

OYSTER HARBOR STANDARD FEATURES

EXTERIORS

- Coastal Contemporary Architecture
- Sand float simulated cladding stucco finish
- **HardieTrim**® fascia board with stucco soffits and ceilings
- Elegant exterior coach light fixtures (per plan)
- Video doorbell and two-way voice communication integrated to alarm panel
- **Eagle Roofing Products**® flat profile concrete roof tile
- **PGT**® casement windows on front elevation*
- 10'-0" sliding glass doors*
- **WinDoor**® 8'-0" aluminum, louvered style, decorative impact resistant front entry door*
- **Baldwin**® three-point exterior entry door locks and handleset
- **LiftMaster**® 3/4 HP belt drive garage door opener with one key pad, two transmitters and built-in Wi-Fi
- Custom designed paver driveways, entries and walk (per plan)
- Professionally-designed lush landscape package with fully sodded homesite
- Master-controlled automated irrigation system

FOR HIGHER QUALITY CONSTRUCTION

- **Uponor** PEX composite piping system
- Steel-reinforced monolithic concrete foundation system
- Structurally-engineered reinforced concrete block wall construction
- Water-resistant system applied to all window and door openings
- Professionally inspected roof system
- Engineered truss system
- **Sherwin-Williams**® decorative epoxy garage floor with UV stable top coat and decorative chip flake
- **Sherwin-Williams**® Loxon® Hi-Build concrete primer coat with Duration® top coat in satin finish on exterior
- Crack-suppressant membrane installed under tile throughout
- Sound insulation throughout all interior walls
- **DensShield**® tile backer at all tub and shower areas

ENERGY EFFICIENCY AND TECHNOLOGY

- Home Energy Rating System (HERS) inspection by a certified energy rating firm during construction
- Impact-rated, energy-efficient, double-paned, low-E windows, glass doors and sliding glass doors throughout*
- Sealed duct air conditioning system
- **Trane**® 16 SEER high-efficiency, variable-speed HVAC system
- **Nest** Learning Thermostat
- R-38 batt attic insulation, R-6.0 batt on exterior walls
- **Navien**® high-efficiency, recirculating, tankless hot water heater
- **GROHE** water-saving plumbing hardware
- **TOTO**® water-saving commodes
- Exterior ventilated range hood
- LED lighting throughout (per plan)
- Home access security system includes one motion detector and sensors on exterior doors, garage entry door and sliding glass doors
- First year of security monitoring provided
- **Baldwin**® touch-to-open technology on entry door handleset
- Conduit in garage to enable homeowner access to EV (Electric Vehicle) charging station purchased by homeowner
- 200-amp electrical service
- USB wall outlets in select locations in kitchen and bedrooms
- LED wall outlet nightlight in select locations throughout main living areas
- Whole-house surge protection
- FLO by Moen™ leak detection system
- Whole-house hot water recirculation system
- Motion-activated LED floodlights on rear corners of home
- All exterior lighting equipped with photocell technology
- Smoke and carbon monoxide detectors with battery back-up
- Cat6 and RG6 wiring to dual media locations (per plan)
- Smart home and Wi-Fi ready with low-voltage smart technology connection center in laundry room
- Network package to include one in-ceiling wireless access point (WAP) and an 8-port network switch

EXCEPTIONAL INTERIOR FINISHES

Kitchen

- **Irpinia** European-style full overlay cabinets with shaker style doors
- 42" upper cabinets with accent bump outs, crown molding and light rail molding
- Pull-out cabinet with waste and recycling bin
- Custom cutlery in-drawer organizer
- Soft close cabinetry hinges and glides
- Oversized island with backside cabinets and profiled side panels
- Granite countertops with 4" backsplash
- **Elkay**® single bowl stainless steel undermount sink
- **GROHE** high-spout, single-handle faucet with pull-out spray control
- **InSinkErator**® 3/4 HP garbage disposal
- **Bosch** stainless steel gas cooktop
- **Bosch** stainless steel ENERGY STAR® exterior vented range hood
- **Bosch** stainless steel oven microwave combination tower
- **Bosch**® stainless steel built-in ENERGY STAR® refrigerator
- **Bosch** stainless steel ENERGY STAR® dishwasher

Bathrooms

- **Irpinia** European-style full overlay cabinets with shaker style doors on raised height vanity bases
- Tilt-out cabinet with laundry hamper (per plan)
- Pull-out cabinet with waste bin (per plan)
- Soft close cabinetry hinges and glides
- Granite countertops with 4" backsplash
- Semi-frameless heavy glass shower enclosure with shower niche and corner shower step (per plan)
- Vanity mirrors framed with 4" trim
- Sconce pre-wire flanking mirrors (per plan)
- **Mirabelle**® sleek designed undermount sinks
- **Tesoro**™ porcelain shower wall and floor tile
- **GROHE** faucets and fixtures
- **TOTO**® elongated, universal height commodes
- **GROHE** towel and bath hardware

Laundry Room

- **Irpinia** European-style full overlay cabinets with shaker style doors
- 30" upper cabinets with crown molding, light rail molding, valance and matching base cabinets
- Hanging rod above sink
- Soft close cabinetry hinges and glides
- Granite countertops with 4" backsplash
- Undercounter laundry sink
- **GROHE** faucet with pull-out spray control
- **Whirlpool**® ENERGY STAR® front-load washer and dryer

WITHIN YOUR HOME

- Ceiling height 10'-0" +/- from top of concrete floor slab to ceiling drywall, except where dropped
- Two floor outlets in great room
- Spacious wardrobe closet in master suite
- **Tesoro**™ 20" porcelain tile in foyer, hall, kitchen, dining room, great room, study (per plan), all bathrooms, laundry room and pantry
- **Mohawk**® luxury pattern carpet in all bedrooms
- Decorative light skip-trowel finish on all walls and ceilings
- **Sherwin-Williams**® Master Hide interior flat paint in white on walls and ceilings, and oil-based paint on trim and doors
- 8'-0" solid core shaker style interior doors
- **Emtek**® door hardware
- Ventilated wood shelving in all bedroom and linen closets
- Solid wood shelving in pantry
- 8" base molding throughout
- 4" casing throughout
- Decorative profiled composite windowsills
- **Decora**® rocker switches and outlets throughout
- Fan pre-wire in all bedrooms, great room and lanai
- Tray ceilings with shiplap and handcrafted beams in great room and foyer (per plan)

**Note - Laminated Impact Resistant glass in all windows and sliding doors in accordance with Florida Building Code 6th Edition (2017)*