

## DORADO STANDARD FEATURES

---

### EXTERIORS

- Coastal Contemporary Architecture
- Sand float simulated cladding stucco finish
- **HardieTrim**® fascia board with stucco soffits and ceilings
- **Hinkley**® elegant marine grade exterior coach light fixtures
- **Emtek**® decorative door chime
- **Eagle Roofing Products**® flat profile concrete roof tile
- Expansive covered and screened terrace with two 12' wide center opening, sliding glass doors\*
- **PGT**® casement windows throughout\*
- **Tesoro**™ 12"x24" porcelain tile on terrace and balcony (per plan)
- **Therma-Tru**® 8'-0" decorative impact resistant front entry door\*
- **Emtek**® exterior entry door locks and hardware
- **LiftMaster**® 3/4 HP belt drive garage door opener with one key pad, two transmitters and built-in Wi-Fi
- Paver motorcades, entry walks and courtyards
- Professionally-designed lush landscape package with fully sodded homesite
- Master-controlled automated irrigation system
- Landscape lighting package around the motorcades

### FOR HIGHER QUALITY CONSTRUCTION

- **Uponor** PEX composite piping system
- Steel-reinforced monolithic concrete foundation system for the first floor with a reinforced poured concrete second floor slab
- Structurally-engineered reinforced concrete block wall construction for first and second floors
- Water-resistant system applied to all window and door openings
- Professionally inspected roof system
- Engineered truss system
- **Sherwin-Williams**® Loxon® Hi-Build concrete primer coat with Duration® top coat in satin finish on exterior
- Crack-suppressant membrane installed under tile throughout the first floor
- Sound-suppressant membrane installed under tile throughout the second floor
- Sound insulation throughout all interior walls and first floor ceiling
- **DensShield**® tile backer at all tub and shower areas
- Water-resistant pan systems for all second floor showers

### 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 attic insulation, R-4.1 on exterior walls and R-6.0 foam insulation in the common wall
- **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)
- Security pre-wire
- Conduit in garage to enable homeowner access to EV (Electric Vehicle) charging station purchased by homeowner
- 200-amp electrical service
- Smoke and carbon monoxide detectors with battery back-up
- Automatic fire sprinkler system
- 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

### EXCEPTIONAL INTERIOR FINISHES

#### Kitchen

- **Raywal**® 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
- Soft close cabinetry hinges and glides
- Oversized island
- Granite countertops with 4" backsplash
- **PROFLO**® single bowl stainless steel undermount sink
- **GROHE** high-spout, single-handle faucet with pull-out spray control
- **InSinkErator**® **Badger**® 5 1/2 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 French door refrigerator
- **Bosch** stainless steel ENERGY STAR® dishwasher

## Bathrooms

- **Raywal**® European-style full overlay cabinets with shaker style doors on vanity bases, with a countertop height approximately 36" above the finished floor elevation, with the exception of bathroom 2 in the Palmetto and bathroom 3 in the Magnolia which countertops will be set at approximately 34" above the finished floor elevation as required by the Florida Accessibility Code
- 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)
- Full-width mirrors over vanities
- **PROFLO**® sleek designed undermount sinks
- **Daltile**® porcelain shower wall and ceramic floor tile
- **GROHE** faucets and fixtures
- **TOTO**® elongated, universal height commodes
- **GROHE** towel and bath hardware

## Laundry Room

- **Raywal**® European-style full overlay cabinets with shaker style doors
- 30" upper cabinets with 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, to accommodate mechanical duct work, piping and electrical conduits*
- Two floor outlets in living room and two floor outlets in study (per plan)
- Spacious wardrobe closet in master suite
- **Daltile**® 20" porcelain tile in foyer, hall, kitchen, dining room, living room, study, all bathrooms, laundry room, pantry and mechanical closet (per plan)
- **Mohawk**® luxury carpet in all bedrooms and stairs (per plan)
- Decorative light skip-trowel finish on all walls and ceilings
- **Sherwin-Williams**® Master Hide interior flat paint in white on walls and ceilings
- 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 (per plan)
- 8" flat stock base molding throughout
- 4" flat stock casing
- Composite windowsills
- **Decora**® rocker switches and outlets throughout
- Fan pre-wire in all bedrooms, living room, study, terrace and balcony (per plan)
- Lighting pre-wire at kitchen island and dining room

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

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The Developer and Builder reserve the right to make changes or substitutions of equal or better quality, at their sole and absolute discretion, for features, fixtures, amenities, manufacturers, equipment, appliances, and other items of finish listed herein, without prior notice to or approval of the purchaser, and which are subject to Builder's document entitled Variations and Inherent Properties, including variations in aesthetics, size, color, shade variations, tint, finish, grain and veining. Copyright © 2021. FC Dorado, LLC. All Rights Reserved. Fiddler's Creek Realty, Inc. REALTORS®.