

OYSTER HARBOR STANDARD FEATURES

FANNY BAY NORTH

EXTERIORS

- Coastal Contemporary Architecture
- Sand float simulated cladding stucco finish
- **HARDIETRIM**® fascia board with stucco soffits and ceilings
- Elegant exterior coach light fixtures
- **RING**™ video doorbell with two-way voice communication integrated to alarm panel
- **EAGLE ROOFING PRODUCTS**® flat profile concrete roof tile
- **MARVIN**® white aluminum casement windows*
- **MARVIN**® 10'-0" sliding glass doors*
- **MARVIN**® 8'-0" aluminum, shaker style, impact resistant front entry door*
- **BALDWIN**® three-point entry door locks and handleset
- **LIFTMASTER**® wall mount garage door opener with one key pad, two transmitters and built-in Wi-Fi
- **C.H.I.**® insulated, double-sided steel garage door
- Custom designed paver driveways, entries and walk
- Professionally-designed lush landscape package with fully sodded homesite
- Master-controlled automated irrigation system

FOR HIGHER QUALITY CONSTRUCTION

- PEX composite piping system
- Steel-reinforced monolithic concrete foundation system
- Structurally-engineered reinforced concrete block wall construction
- Water-resistant system applied to side elevations of slab and 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
- Sound insulation throughout all interior walls
- **SCHLUTER**®-**KERDI** bonded waterproofing and vapor-resistant membrane 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, low-E glass doors and sliding glass doors*
- Impact-rated, energy-efficient, double-paned, argon-treated, low-E windows*
- Sealed duct air conditioning system
- **TRANE**® 16 SEER high-efficiency, variable-speed HVAC systems
- **NEST** Learning Thermostat
- **NATURAL-THERM**® R-20 open cell spray foam sealed attic insulation and R-7.1 reflective insulation 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
- Security pre-wire
- **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 master bedroom
- 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
- Exterior coach light fixtures equipped with photocell technology
- Smoke and carbon monoxide detectors with battery back-up
- Cat6 and RG6 wiring to select dual media locations
- Wall-mounted TV prep in master bedroom to anchor future TV mount
- Smart home and Wi-Fi ready with low-voltage smart technology connection center in laundry room
- 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, 18" stacked upper cabinets, glass doors (per plan), accent bump outs, two-tier crown molding and light rail molding
- Pots and pans drawers below cooktop, pull-out cabinet with waste and recycling bin, and custom in-drawer cutlery organizer
- Soft close cabinetry hinges and glides
- Oversized island with backside cabinets, profiled side panels and drawer bank (per plan)
- **DALTILE**® quartz countertops with 4" backsplash
- Concealed undercabinet LED lighting on dimmer switch, concealed outlets in bottom of upper cabinets and LED puck lighting in glass-front cabinets
- **ELKAY**® single bowl stainless steel undermount sink
- **GROHE** high-spout, single-handle faucet with pull-down spray
- **INSINKERATOR**® 3/4 HP garbage disposal with countertop air switch
- **WATTS**® four-stage reverse osmosis filtration system with dedicated faucet
- **THERMADOR**® stainless steel gas cooktop
- **THERMADOR**® stainless steel exterior vented range hood
- **THERMADOR**® stainless steel built-in double oven
- **THERMADOR**® stainless steel microwave drawer
- **THERMADOR**® stainless steel built-in ENERGY STAR® refrigerator
- **THERMADOR**® 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 in master bathroom
- Pull-out cabinet with waste bin in master bathroom
- Drawer banks (per plan)
- Soft close cabinetry hinges and glides
- **DALTILE**® quartz countertops with 4" backsplash
- Semi-frameless heavy glass shower enclosure with shower niche and corner shower step (per plan)
- **MTI** freestanding tub in master bathroom
- Vanity mirrors framed with 4" trim
- Sconce pre-wire flanking sinks (per plan)
- LED strip toe kick lighting in master bathroom

- **SIGNATURE HARDWARE** 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

- **IRPINIA** European-style full overlay cabinets with shaker style doors
- 30" upper cabinets with crown molding, light rail molding and matching base cabinets
- Valance and hanging rod above sink (per plan)
- Soft close cabinetry hinges and glides
- **DALTILE**® quartz countertops with 4" backsplash
- Undercounter laundry sink
- **GROHE** faucet with pull-down spray
- **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 and one floor outlet in study
- **DALTILE**® 20" porcelain tile in foyer, hall, kitchen, dining room, great room, all bathrooms, laundry room and pantry
- **BELLA CITTA**® 7.5" engineered French Oak flooring in study
- **MOHAWK**® luxury 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 closets
- Solid wood shelving in pantry
- 8" flat stock base molding throughout
- 4" flat stock casing throughout
- Composite windowsills
- **DECORA**® rocker switches and outlets throughout
- Fan pre-wire in all bedrooms, great room, lanai and study
- Lighting pre-wire at kitchen island and dining room
- Tray ceilings with shiplap in great room, foyer and study

**Note - Laminated Impact Resistant glass in all windows and sliding doors in accordance with Florida Building Code 7th Edition (2020)*

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER AND BUILDER. FOR CORRECT REPRESENTATIONS, REFER TO THE CONTRACT AND DOCUMENTS REFERENCED THEREIN. 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. GBH Oyster Harbor Dev., LLC. All Rights Reserved. Fiddler's Creek Realty, Inc. REALTORS®.