

## 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\*
- **MARVIN**® casement windows\*
- **TESORO**™ 12"x24" porcelain tile on terrace and balcony
- **THERMA-TRU**® 8'-0" decorative impact resistant front entry door\*
- **EMTEK**® entry door locks and hardware
- **LIFTMASTER**® wall mount 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

- 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 and perimeter of building at slab intersection
- 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
- **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 system
- **NEST** Learning Thermostat
- R-38 attic insulation, R-7.1 reflective insulation 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
- 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 semi-recessed fire sprinkler system
- Cat6 and RG6 wiring to select dual media locations
- 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
- **DALTILE**® quartz countertops with 4" backsplash
- **PROFLO**® single bowl stainless steel undermount sink
- **GROHE** high-spout, single-handle faucet with pull-out spray
- **INSINKERATOR**® **BADGER**® 5 1/2 HP garbage disposal with countertop air switch
- **BOSCH** stainless steel gas cooktop
- **BOSCH** stainless steel ENERGY STAR® range hood
- **BOSCH** stainless steel double oven
- **BOSCH** stainless steel drawer microwave
- **BOSCH** stainless steel ENERGY STAR® 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
- **DALTILE**® quartz 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 (per plan)
- Soft close cabinetry hinges and glides
- **DALTILE**® quartz countertops with 4" backsplash
- Undercounter laundry sink
- **GROHE** faucet with pull-out 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, to accommodate mechanical duct work, piping and electrical conduits*
- Two floor outlets in living room and two floor outlets in study
- 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
- **MOHAWK**® luxury carpet in all bedrooms and stairs
- 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
- 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
- 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 7th Edition (2020)*

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