

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 1.5" +/- trim
- In-ceiling 3" aimable lighting with adjustable beam spread above sinks
- 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
- Bidet pre-wire behind commodes

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
- Engineered hardwood 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)*

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