

OYSTER HARBOR STANDARD FEATURES

BRETON

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
- **EAGLE ROOFING PRODUCTS**[®] flat profile concrete roof tile
- **MARVIN**[®] white aluminum casement windows*
- **MARVIN**[®] 10'-0" sliding glass doors*
- **MARVIN**[®] 8'-0" aluminum impact resistant front entry door*
- **EMTEK**[®] entry door locks and handleset
- **LIFTMASTER**[®] wall mount garage door opener with one key pad, two transmitters and built-in Wi-Fi
- Insulated, double-sided steel garage door
- **GENERAC**[®] 22kW generator with dedicated natural gas line
- 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 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
- Epoxy finish on garage floor
- **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
- Smooth finish on all walls and ceilings
- **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
- 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 wall hood
- **LUTRON**[®] wireless smart home lighting system
- LED lighting throughout
- 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
- 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 to anchor future TV mount in great room and master bedroom
- Sonos in-ceiling speaker pair with Amp in great room and master bedroom
- Smart home and Wi-Fi ready with low-voltage smart technology connection center in laundry room
- Two in-ceiling wireless access points (WAP) and one 8-port network switch

EXCEPTIONAL INTERIOR FINISHES

Kitchen

- 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
- **DALTILE**[®] quartz countertops with 4" backsplash
- Oversized island with backside cabinets, thick profiled side panels to edge of countertop, and drawer bank
- Thick mitered edge on island countertop
- Pantry with European-style full overlay base cabinets with shaker style doors, standard quartz countertops and backsplash, solid laminate shelves, duplex outlets, and exhaust fan
- Undercabinet LED lighting on dimmer switch, outlets in bottom of upper cabinets and LED puck lighting in glass-front cabinets
- **KOHLER**[®] 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
- Reverse osmosis filtration system with dedicated faucet
- **WOLF**[®] stainless steel gas cooktop
- **WOLF**[®] stainless steel exterior vented wall hood
- **WOLF**[®] stainless steel built-in double oven
- **WOLF**[®] stainless steel drawer microwave
- **SUB-ZERO**[®] stainless steel ENERGY STAR[®] refrigerator
- Stainless steel dishwasher

Master Bathroom

- Drop down makeup vanity
- Tilt-out cabinet with laundry hamper and pull-out cabinet with waste bin
- Drawer banks
- **KOHLER**[®] freestanding tub
- LED strip toe kick lighting
- Bidet pre-wire

Bathrooms

- European-style full overlay cabinets with shaker style doors on raised height vanity bases
- 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
- Framed vanity mirrors
- Sconce pre-wire on mirrors
- **KOHLER**[®] 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

- European-style full overlay cabinets with shaker style doors
- 42" upper cabinets with two-tier crown molding and light rail molding
- **DALTILE**[®] quartz countertops with 4" backsplash
- Washer/dryer cabinetry surround with standard quartz countertop and backsplash above
- Undercabinet LED lighting on dimmer switch
- Tilt-out cabinet with laundry hamper and pull-out cabinet with waste bin
- Valance and hanging rod above sink (per plan)
- Soft close cabinetry hinges and glides
- Undercounter laundry sink
- **GROHE** faucet with pull-down spray
- 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**[®] 24" porcelain tile in foyer, hall, kitchen, dining room, great room, all bathrooms, laundry room and pantry
- **LEGNO BASTONE** engineered hardwood flooring in study
- **MOHAWK**[®] luxury carpet in all bedrooms
- **SHERWIN-WILLIAMS**[®] interior flat paint in white on walls and ceilings, and semi-gloss paint on trim and doors
- 8'-0" solid core shaker style interior doors
- **EMTEK**[®] door hardware
- Ventilated wood shelving in all closets
- 8" flat stock base molding throughout
- 4" flat stock casing throughout
- Fan pre-wire in all bedrooms, great room, study and lanai
- Lighting pre-wire at kitchen island and dining room
- Motorized blind pre-wire at master bedroom windows
- 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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