

OYSTER HARBOR STANDARD FEATURES

BRETON

EXTERIORS

- Coastal Contemporary Architecture
- Sand float simulated cladding stucco finish
- **HARDIETRIM**® fascia board with stucco soffits
- **RING**™ video doorbell with two-way voice communication
- **EAGLE ROOFING PRODUCTS**® flat profile concrete roof tile
- **MARVIN**® aluminum impact resistant casement windows*
- **MARVIN**® 10'-0" impact resistant 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 WiFi
- **C.H.I.**® insulated steel garage door
- Brick paver driveway, entry and walkway
- Professionally-designed lush landscape package with sodded homesite
- Master-controlled automated irrigation system
- LED landscape lighting package

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 all window and door openings and perimeter of building at slab intersection
- 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
- Batt insulation throughout all interior walls for sound dampening
- Smooth finish drywall
- **SCHLUTER**®-**KERDI** 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
- Energy-efficient, low-E glass doors and sliding glass doors*
- Energy-efficient, double-paned, low-E windows*
- Sealed duct air conditioning system
- **TRANE**® high-efficiency HVAC systems
- **NEST** Learning Thermostat
- R-20 open cell spray foam sealed attic insulation
- **FI-FOIL**® VR Plus Shield™ reflective insulation on exterior walls
- **NAVIEN**® high-efficiency, recirculating, tankless hot water heater
- **TOTO**® water-saving commodes
- **LUTRON**® wireless total home control system with screwless wallplates throughout
- Square LED lighting throughout
- Conduit and 50-amp receptacle 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
- Structured wiring connection panel 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
- 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, standard quartz countertops and backsplash, solid laminate shelves, built-in broom cabinet, 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
- **KOHLER**® touchless faucet with pull-down spray
- **INSINKERATOR**® 3/4 HP garbage disposal with countertop air switch
- **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
- **BOSCH** custom panel ENERGY STAR® dishwasher

Master Bathroom

- Drop down makeup vanity
- Drawer banks
- **KOHLER**® freestanding tub
- LED strip toe kick lighting
- Bidet pre-wire

Bathrooms

- European-style full overlay cabinets 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

- **KOHLER**® undermount sinks
- **DALTILE**® porcelain shower wall and ceramic floor tile
- **KOHLER**® faucets and fixtures
- **TOTO**® elongated, universal height commodes
- **KOHLER**® towel and bath hardware

Laundry Room

- European-style full overlay cabinets
- 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
- **KOHLER**® faucet with pull-down spray
- **ELECTROLUX 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
- **TESORO**™ 12" x 48" wood look tile in foyer, hall, kitchen, dining room, great room, powder room, laundry room and pantry
- **DALTILE**® 24" porcelain tile in en suite bathrooms
- **LEGNO BASTONE** engineered hardwood flooring in study
- **MOHAWK**® 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 and linear diffusers in great room, foyer and study

**Note - Laminated Impact Resistant glass in all windows and sliding doors in accordance with Florida Building Code 8th Edition (2023)*

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 © 2024. GBH Oyster Harbor Dev., LLC. All Rights Reserved. Fiddler's Creek Realty, Inc. REALTORS®.