

CALLISTA II STANDARD FEATURES

EXTERIORS

- Coastal Mediterranean architecture
- Light textured stucco finish
- **HARDIETRIM**® fascia board with stucco soffits
- **EAGLE ROOFING PRODUCTS**® concrete roof tile
- Expansive covered and screened lanai with **PGT**® energy-efficient aluminum impact resistant sliding glass doors*
- **PGT**® energy-efficient aluminum impact resistant casement windows*
- **TESORO**™ porcelain tile on lanai
- **THERMA-TRU**® 8'-0" impact resistant front entry door*
- **BALDWIN**® entry door locks and handleset
- **LIFTMASTER**® wall mount garage door opener with one key pad, two transmitters and built-in WiFi
- Insulated steel impact-rated garage door
- Concrete paver driveways, walkways and courtyards
- Professionally-designed lush landscape package
- Master-controlled automated irrigation system
- Landscape lighting

FOR HIGHER QUALITY CONSTRUCTION

- PEX 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 coating applied to all window and door openings and perimeter of building at slab intersection
- Professionally inspected roof system
- Engineered roof 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
- Batt insulation throughout all interior walls and first floor ceiling for sound dampening
- **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
- Sealed duct air conditioning system
- **TRANE**® high-efficiency HVAC system
- **HONEYWELL** smart thermostat
- R-38 attic insulation, R-6.0 foam insulation in the common wall and reflective insulation on exterior walls
- **NAVIEN**® high-efficiency, recirculating, tankless gas water heater
- **TOTO**® water-saving commodes
- Square 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
- All underground utilities including natural gas
- **MOEN**® Flo smart water monitor and shutoff
- **HINKLEY**® exterior coach light fixtures equipped with photocell technology
- Smoke and carbon monoxide detectors with battery back-up
- Automatic semi-recessed fire sprinkler system
- Cat6 and RG6 wiring to select dual media locations
- Structured wiring connection panel in laundry room
- One in-ceiling wireless access point (WAP) and one 8-port network switch

EXCEPTIONAL INTERIOR FINISHES

Kitchen

- **SIEMATIC** Germany contemporary flat-panel cabinets
- 41" upper cabinets
- Pull-out cabinet for waste and recycling bins, and custom in-drawer organizers
- Soft close cabinetry hinges and glides
- Oversized island
- **DALTILE**® quartz countertops with 4" backsplash
- **KOHLER**® single bowl stainless steel undermount sink
- **KOHLER**® faucet with pull-down spray
- **INSINKERATOR**® 1/2 HP garbage disposal with countertop air switch
- **BOSCH** stainless steel gas cooktop
- **BOSCH** stainless steel ENERGY STAR® exterior ventilated range hood
- **BOSCH** stainless steel microwave combination oven
- **BOSCH** stainless steel ENERGY STAR® refrigerator
- **BOSCH** stainless steel ENERGY STAR® dishwasher

Bathrooms

- **SIEMATIC** Germany contemporary flat-panel cabinets, with a countertop height approximately 36" above the finished floor elevation, with the exception of bathroom 3 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
- Drop down makeup vanity in primary bathroom
- Framed vanity mirrors
- Vanity light pre-wire
- **KOHLER**® undermount sinks
- **TESORO**™ porcelain shower wall and floor tile
- **KOHLER**® faucets and fixtures
- **TOTO**® elongated, universal height commodes
- **KOHLER**® towel and bath hardware

Laundry Room

- **SIEMATIC** Germany contemporary flat-panel cabinets
- 30" upper cabinets
- Soft close cabinetry hinges and glides
- **DALTILE**® quartz countertops with 4" backsplash
- Undercounter laundry sink
- **KOHLER**® faucet with pull-out spray
- **WHIRLPOOL**® ENERGY STAR® front-load washer and gas 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
- **TESORO**™ 20" porcelain tile in foyer, hall, kitchen, dining room, living room, all bathrooms, laundry room, pantry and mechanical closet
- **MOHAWK**® carpet in all bedrooms and stairs
- Light textured finish on all walls and ceilings
- **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
- **BALDWIN**® door hardware
- Ventilated wood shelving in all closets
- Solid wood shelving in pantry
- 8" flat stock base molding throughout
- 4" flat stock casing throughout
- Rocker switches throughout
- Fan pre-wire in all bedrooms, living room and lanai
- 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 8th Edition (2023)