

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 impact-rated garage door
- Concrete paver lanai, 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 coating applied to all window and door openings and perimeter of building at slab intersection
- Professionally inspected roof system
- Engineered roof 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
- **HONEYWELL** smart thermostat
- R-20 open cell spray foam sealed attic insulation and reflective insulation on exterior walls
- **NAVIEN**® high-efficiency, recirculating, tankless gas 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
- All underground utilities including natural gas
- USB wall outlets in select locations in kitchen and primary bedroom
- LED wall outlet nightlight in select locations throughout main living areas
- Whole-house surge protection
- **MOEN**® Flo smart water monitor and shutoff
- 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 primary bedroom
- **SONOS** in-ceiling speaker pair with Amp in great room and primary 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

- **SIEMATIC** Germany shaker-style cabinets
- 41" upper cabinets, 20.5" stacked upper cabinets, glass doors (per plan) and two-tier crown molding
- Pots and pans drawers, pull-out cabinet for waste and recycling bins, and custom in-drawer organizers
- Soft close cabinetry hinges and glides
- **DALTILE**® quartz countertops with 4" backsplash
- Island with backside cabinets, profiled side panels to edge of countertop, and drawer bank
- Thick mitered edge on island countertop
- Pantry with **SIEMATIC** Germany shaker-style 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

Primary Bathroom

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

Bathrooms

- **SIEMATIC** Germany shaker-style cabinets
- 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

- **SIEMATIC** Germany contemporary flat-panel cabinets
- 41" upper cabinets
- **DALTILE**® quartz countertops with 4" backsplash
- Washer/dryer cabinetry surround with standard quartz countertop and backsplash above
- Undercabinet LED lighting on dimmer switch
- Pull-out cabinets for laundry hamper and 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 gas 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 primary bedroom windows
- Tray ceilings with shiplap and linear vents 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)*

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