



AREAS	
Living	1831 SF
Lanai	305 SF
Entry	91 SF
Garage	647 SF
Total	2874 SF



Havana Model: Features & Specifications

ELECTRICAL & PLUMBING:

- Underground electrical connection - no unsightly overhead connection
- 200 Amp electrical services
- Deco-style rocker switches
- Ceiling fans in living area, den, lanai, and bedrooms
- Pre-wire for 2 phones and cable TV outlets
- Recess cans lighting as per plan
- Wall mount light fixtures in bathrooms
- Pre-wire for light fixture in dining room with switch
- Smoke detectors per code
- Washer and dryer hook ups vented to outside
- Two exterior hose bibs
- 40-gallon electric water heater
- CPVC or PEX piping as standard
- Sink with Quartz countertop in laundry room as per plans.
- Exterior recessed lighting as per plans

EXTERIOR FINISHES:

- Aluminum soffits and fascia
- Metal roof
- Impact resistant steel garage door with remote
- Solid fiberglass exterior doors
- Deadbolts on all exterior doors
- White or dark frame glass full view impact windows and sliding glass doors
- Concrete under truss lanai

IN YOUR YARD:

- Concrete driveway and walkway per code
- Sprinkler system with programmable timer
- Landscaping package with Florentine sod per code

- Culvert pipes per code
- **Additional upgrades:** Paver driveway and walkway

INTERIOR FINISHES:

- Interior six-panel doors
- 5 1/4 baseboards throughout
- Textured walls and ceilings with light skip finish
- Walk-in closets
- All walk-in closets and baths have A/C vents
- Wire shelving in all closets
- Tray Ceilings in Living Room and Master Bedroom
- Living Room and Master bathroom Accent Wall

KITCHEN:

- Stainless steel appliances including Hood System
- Stainless steel under mount sink
- Brushed nickel or matte black faucet with built in sprayer
- Quartz counter tops
- Kitchen pantry with wire shelving
- Decorative shaker cabinets
- Tile backsplash

ENERGY SAVING FEATURES:

- High-efficiency heating and air conditioning system
- R-30 fiberglass ceiling insulation
- Skip trowel finish on walls and ceilings
- Square corners on all walls
- Protective soil treatment per code
- Guttering as per code requirements

BATH FEATURES:

- Brushed nickel or matte black plumbing fixtures
- Mirrors over vanities
- Quartz counter tops
- Ceramic tile shower
- Stand alone tub in master bathroom
- **Additional upgrades:** custom glass in master bathroom

GARAGE:

- Raised panel metal overhead garage door with wiring for opener
- Overhead lighting with switch
- Interior walls finished and painted
- Attic access
- **Additional upgrades:** custom garage doors

MISCELLANEOUS:

- Electric door chime
- Single deadbolt at entry door
- One exterior waterproof outlet in lanai and in front of house per code
- One GFI outlet standard in garage

BUILDING FEATURES:

- Steel reinforced concrete block construction
- Steel reinforced concrete monolithic foundation
- Volume ceiling per plan



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