



**LUKE ANTONIO**  
BUILD & DESIGN



## LOTTO COURT FEATURES

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### **Electrical & Systems**

- 200 Amp Electric Service
- Heat Pump System
- Electric Fireplace & Electric Dryer Hookup
- 2-Zone Heating and Central Air Conditioning (CAC)
- Smoke and Carbon Monoxide Detectors (as per code)
- Hi-hat Lighting Package with 5 Fixtures

### **Exterior Features**

- Cedar Impressions Vinyl Siding on Front; Standard Vinyl Siding on Remaining Sides
- Low-Maintenance Composite Front Porch
- 8' x 7' Garage Doors with 2.5-Car Garage (500 sq. ft.)
- Asphalt Driveway
- ½ Acre Flat Parcels
- Landscape Package in Front with Sod; Seed in Back
- In-Ground Sprinklers - Front & Back



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### **Interior Highlights**

- 9' Ceilings on 1st Floor
- 8' Ceilings on 2nd Floor and in Basement
- Tray Ceilings
- 6" White Oak Flooring on 1st Floor and 2nd Floor Hallway (Choice of Stain)
- Carpeting in Bedrooms on 2nd Floor
- Raised Panel Dining Room
- Larger Molding Package
- \$5,000 Appliance Credit
- Designer Kitchen Cabinetry with Center Island and Seating
- Quartz Countertops

### **Basement & Insulation**

- Blanket Insulated Basement Walls
- Egress Window in Basement

### **Accessibility-Ready (Optional)**

- Possible Extra: Doorway from 1st Floor Bedroom/Office into Bathroom

### **Energy Efficiency**

- High-Efficiency Windows (meets ENERGY STAR® criteria)