

Included Features

San Marino Estates



Guaranteed Superior Construction

- Engineered to meet or exceed current State of Florida requirements for Hurricane Resistant Construction in Brevard County
- Engineered steel-reinforced concrete block exterior walls with solid, concrete-filled support posts and poured concrete security lintel
- Engineered wooden roof truss system with anti-lift hurricane straps
- Eagle® brand tile roof with Polyfoam® installation
- Wooden framed interior walls with 2" by 4" studs
- Amarr hurricane-braced steel garage door
- Portable steel hurricane shutters with pre-placed mounting points
- Fully wind-resistant trussed-roof covered porch as per plan
- 3000 PSI monolithic steel reinforced concrete slab with fiber mesh
- Complete termite protection with renewable warranty
- Taexx Built-In Pest Control System
- Three (3) gas drops

SunSmartSM Energy-Saving Performance

- U.S. Department of Energy Builders Challenge Qualifying Partner
- Every home tested and certified by independent rating agency to meet or exceed Home Energy Rating Scale (HERS) score of 60 or less
- Hybrid heat pump water heater
- High performance Trane® 15 SEER heating, ventilation and air-conditioning system with heat pump
- HVAC air handler mounted in conditioned space
- Pressure-tested certified tight air ducts
- Energy Star® high-efficiency double-pane Lo-E white vinyl windows
- Energy Star® high-performance MI 600 series double-pane Lo-E sliding-glass doors
- Double-furred, R-7.1 dead-air exterior wall insulation
- R-38 ceiling insulation with retainer fencing
- High-ambiance CFL interior lighting
- Programmable digital thermostat
- Individual HVAC supply and return in all bedrooms, den, game room, and main living area

Exterior Specifications

- Cementitious painted stucco finish with raised decorative bands
- Roof overhang with aluminum fascia and 16" vinyl soffits
- Insulated, embossed fiberglass entry door with Kwikset® hardware
- Underground connections to electric and cable supply
- Three (3) outside garden hose connections
- Upscale landscaping package including Zoysia sod
- Full water and sewer service hook-ups
- Mailbox per community specifications
- Community specific paver driveway and walkways
- Gutters on front of home only

Special Electrical Features

- 200 amps service
- Smoke and carbon monoxide detectors with battery back-up
- Exterior front coach lights installed per plan
- Two weather-proof exterior electrical outlets
- Lighted front door button with chime
- Automatic garage door opener for each garage door (up to two) with three remotes (total)
- Dual switch ceiling fan outlets in all bedrooms, den, family room, game room, and rear porch
- Decora® rocker switches throughout entire home
- TV cable outlets in all bedrooms, den, game room, and family room
- Phone outlets with CAT 5E wiring in all bedrooms, den, and kitchen

Interior Features

- Three (3) hours of courtesy design time in the LifeStyle Homes' Signature Selection Studio
- Mohawk® brand level 2 ceramic /porcelain tile in all wet areas with manufacturer's five-year warranty
- Mohawk® brand level 2 ceramic /porcelain tile in all main living areas with manufacturer's five-year warranty
- Fully finished textured and painted garage interior
- Rounded dry wall corners in main living areas
- Marble window sills
- Skip trowel finished ceilings & orange peel textured walls
- 8' double-pane Lo-E sliding-glass doors (per plan)
- Standard 8' six-panel doors and bifolds (per plan)
- Wooden Heritage door casing and 5 1/4" base boards
- Ventilated shelving in all closets
- Your choice of Kwikset® nickel or brass lever handled door hardware
- Decorative ceilings trays (per plan)
- Pull-down attic access stairs
- Elegant recessed overhead lighting in room of your choice

Gourmet Kitchen Appointments

- Deluxe GE-brand Energy Star® level 2 stainless-steel built-in appliance package including natural gas cook-top with hood; side-by-side refrigerator with ice maker and water shut-off valve; wall oven with built-in microwave; and dishwasher
- One-half horsepower electric garbage disposer
- Luxurious level 3 Wellborn Forest® brand 42" Supreme Series cabinetry with standard crown molding
- Level 1 granite/quartz countertops whole home (same color)
- Under-mount sink (choice of 50/50 or 60/40)
- Moen® brand Camerist classic stainless single-lever pull-out kitchen faucet with manufacturer's lifetime warranty
- Elegant recessed overhead lighting

Laundry and Bathroom Features

- Separate laundry room per plan
- Washer & dryer hook-ups with dryer vented to exterior
- Elongated toilets
- Dedicated linen closets per plan
- Sunken shower in master bath with glass enclosure
- Level 1 granite bathroom countertops including porcelain under-mount sinks
- Moen® brand Eva collection brushed-nickel two-handle high-arc drip-proof faucets with manufacturer's lifetime warranty
- Full-length mirrors over vanities
- Mohawk® brand level 2 ceramic/porcelain tile around tubs and shower areas

Builder Guarantee

- One-year warranty with LifeStyle's Customer Service Team
- 10-year Preferred Builder Warranty
- \$6,000 (C.P.) closing costs when using an approved lender
- Pool financing available with approved pool contractor

*Contractor shall have the right of substitution of materials

*Options subject to change

**Revised 07/31/14

