



The Aruba



The Aruba Model

3 bedroom | 3.5 bath | 3 car garage

Living Area 2530 S.F.

Lanai..... 576 S.F.

Entry..... 62 S.F.

Garage..... 627 S.F.

Total Area 3795 S.F.



Aruba Standard Features

Exterior Features

Architectural Asphalt Shingles - 30 Year Warranty
3 Garden Hose Bibs
Aluminum Fascia and Soffit
Textured Stucco Exterior with Raised Accent Bands
Truss Covered Lanai with Concrete Floor
Textured Stucco Lanai Ceiling
Finished Interior Garage Walls
Two Coats Premium Paint on Stucco
Two Toned Exterior Paint (Body and Trim)
Rolled Edge Steel Hurricane Shutters
Concrete Driveway, Sidewalk and Equipment Pads (up to 1,100 SF max)
3 Car Garage with Pull Down Attic Stairs
Wi-Fi Enabled 7' Raised Panel Steel Overhead Garage Door with Openers
Pillared Entry with Concrete Stoop
5 Exterior GFI Protected Outlets
Composite Insulated Exterior Doors
8' Glass Double Entry Front Door
Standard Landscape Package
Hurricane Rated Low E Windows and Sliders
Epoxy Garage Floors
Corbels and Trim

Interior Features

5-1/4" Wood Base Throughout
3-1/4" Wood Cased Doors
Wood Window Sills
8' Interior Doors
Minimum 9' 4" Ceiling Height
13' Ceiling in Entry and Den with Crown Molding
11' Ceiling in Living Room, Kitchen and Nook
Stepped Ceilings in Master Bedroom, and Den with Crown Molding
Coffered Ceiling in Living Room
Mitered Window in Breakfast Nook
Mud Room
Large 9' 8" Sliders
Brushed Nickel Lever Door Handles
Textured Walls and Ceilings
Porcelain 20" x 20" Tile
Upgraded Nylon Stain Resistant Plush Carpet
Custom Interior Flat Wall Paint and Semi Gloss Trim/Door Paint
Ventilated Wood Closet Shelving
Walk in Closets and Linen Closets per Plan

Kitchen Features

Wood Cabinets with Adjustable Shelves
42" Upper Cabinets with 3" Crown Molding
3 CM Level 1 Granite Countertops
Stainless Steel Undermount Double Bowl Kitchen Sink
Brushed Nickel Delta Faucet with Pull Out Sprayer
Brushed Nickel Cabinet Knobs and Handles
1/2 HP Garbage Disposal
Stainless Appliances Allowance (\$9,500)
Water Line to Refrigerator
Cloud Over Kitchen Island
Soft Close Doors and Drawers
Undermount Drawer Guides
Kitchen Pantry Room
Kitchen Design with Wall Oven and Built In Microwave
Backsplash Tile

Bathroom Features

Wood Cabinets with Adjustable Shelves
Comfort Height Vanities
3 CM Level 1 Granite Countertops
Undermount Vanity Sinks
Soft Close Doors and Drawers
Undermount Drawer Glides
Vanity Mirrors
Delta Brushed Nickel Faucets
Free Standing Master Bath Tub
Delta Brushed Nickel Roman Tub Faucet
Brushed Nickel Cabinet Knobs
Walk in Master Shower
Makeup Counter in Master Bath
Bath #2 with Walk in Shower
Pedestal Sink in Half Bath
Pool Bath with Walk in Shower

Plumbing Features

50 Gallon Quick Recovery Energy-Miser Hot Water Heater
Free Standing Laundry Tub w/Standard Faucet
Washer Connection
Elongated Comfort Height Toilets

Electric Features

6 Ceiling Fan/Light Openings
Inter-linked Smoke Detectors w/Battery Back-up
Recessed Can Lighting per Plan
Standard Light Fixture and Paddle Fan Package
200 Amp Main Service Panel
Washer/Dryer Connection
Door Bell Chime
5 Prewired Telephone and 5 Prewired Cable

Construction/Energy Features

8" Block Walls
Monolithic Concrete Slab with Vapor Barrier
Steel Reinforced Concrete Footing
Engineered Roof Truss System
Current Hurricane and Wind Requirements
Minimum 9' 4" Wall Height
High Efficiency 16 SEER Air Conditioning
Wi-Fi Enabled A/C Thermostat
Automatic Float Shut Off on A/C to Prevent Flooding
Air Conditioning Vents in Walk in Closets
Insulated Heating and Cooling Ducts
Cold Air Returns in All Bedrooms
R-38 Batt Ceiling Insulation
R-13 Batt Insulation Between Garage and Living Area
R-4.2 Exterior Wall Moisture Barrier
Ridge Vent Attic Ventilation
Continuous Soffit Vents
Taexx Pest Control System

Additional Features Included

Outdoor Kitchen Pre-Wire and Plumbing Rough
Electric Power and Water Line to Seawall (30 amp)
Recess Cans in Front Elevation Soffit
Recess Cans in Master Bedroom Ceiling

Property (Standard 80 x 125 Lot)

Building Permits Included
Surveys and Site Plans Included
Sewer Piping from House to Sewer Main
Water Piping from House to Water Meter
Overhead Electric Connection
Clearing, Fill and Grading Allowance



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