



### 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  
2 Coats Premium Paint on Stucco  
2 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' Solid Core 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**

7 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 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  
Garage Shelving

## **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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