

# KINGS POINT

MAINTENANCE-FREE LIVING/PAIRED VILLAS



included premium features



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## KINGS POINT PAIRED VILLAS

### ENERGY EFFICIENT HOMES - SAVING YOU MORE MONEY PER MONTH ON YOUR UTILITY BILLS

- Fresh air intake and insulated sealed duct air conditioning system for improved indoor air quality
- Low volatile organic compound (VOC) **Sherwin-Williams**® paints and **Mohawk**® carpet to improve well-being
- Exterior ventilation of microwave hood
- In-wall **Taexx**® pest defense system eliminates personal contact with active ingredients
- Energy efficient double-paned low-emissivity (*Low-E*) windows, sliders and glass doors
- **GE** Energy Star® appliance package
- High efficiency 14-SEER **Carrier**® central air conditioning and heating
- Insulated fiberglass frontentry door
- Energy-saving compact fluorescent light bulbs
- Energy Star® bathroom exhaust fans
- R-30 insulated ceiling and R-4.1 on block walls
- Energy efficient quick-recovery water heater
- Irrigation system with rain sensor
- **Moen**® water-saving plumbing fixtures
- Water-saving, dual-flush, comfort height elongated water closets

### FOR INCREASED SAFETY AND SECURITY

- Security system with contacts on all operable windows and doors (*Excluding overhead garage doors*), includes 1 year of monitoring
- 2 alarm keypad locations for added convenience (*Garage and master bedroom*)
- Wireless hand-held emergency button and exterior strobe for increased protection
- Decorative **Schlage**® satin nickel handle-set, entry dead bolt lock and door viewer
- Private 2-car garage with automatic openers and transmitters
- Smoke and carbon monoxide detectors throughout
- Tempered sliding glass doors and bathroom windows for your safety
- Direct mounted 24 gauge galvanized steel panel storm shutters
- Impact side light at front entry (*Per plan*)

### FOR IMPROVED INDOOR COMFORT AND LIVABILITY

- **Schlage**® satin nickel lever hardware on all interior doors for ease of opening
- Raised height vanities in all master and secondary bathrooms
- **Moen**® satin nickel lever faucets for ease of use
- **Honeywell**® 7-day programmable thermostat with a digital display for enhanced viewing
- MERV 8 air conditioning filtration system
- Rocker-style electrical switches for ease of operation

### FOR ENHANCED DESIGN

- 9'4" to 13' ceiling heights per plan with architecturally enhanced coffered ceilings
- 5 1/4" sculpted colonial wood baseboards and 2 1/4" colonial wood casings
- Screened lanais on all plans
- 8' tall single door with impact sidelight (*Per plan*)
- Over-sized walk-in closets in master bedrooms
- His and hers master bathroom raised height vanities
- Professionally designed lush landscape package with fully sodded lot

### FOR GREATER CONVENIENCE

- 10-year structural warranty
- 3-year **GE** appliance warranty
- 10-year limited warranty on the air conditioning and heating system parts
- **Sentricon**® termite elimination system
- 2-year material & workmanship warranty

### FOR HIGHER QUALITY CONSTRUCTION

- Independent 3rd party testing to ensure building envelope is sealed and energy losses are diminished
- Professional 3rd party verification of central air conditioning and heating system design for assurance of circulation, air flow and comfort
- Steel reinforced monolithic concrete foundation system with reinforced concrete block exterior walls

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- Reinforced concrete block party walls with poured-in-place concrete rake beam for improved strength and fire protection
- Reinforced concrete drives, walks, entries & covered lanais
- **Sherwin-Williams®** textured acrylic finish on entries and lanais
- **Mapeguard™ 2** crack suppressant membrane installed under all tile areas for improved warranty and protection
- **Sherwin-Williams®** acrylic finish on garage floors
- Professionally engineered roof truss system
- Stucco exterior finish with 3rd party testing for improved weather protection
- **Sherwin-Williams®, Loxon®** 2-coat exterior paint system for long lasting color retention and climate protection
- **Certainteed®** 30-year dimensional roof shingles with embedded mildew resistant properties
- PEX piping plumbing system for superior performance
- **DensShield®** tile backer at all tub and shower areas for added protection

### EXCEPTIONAL INTERIOR FINISHES

#### Kitchen

- Granite counter tops with backsplash
- Designer selected recessed panel wood cabinets with 36" uppers and an accented raised cabinet bump-out above cook top
- Double compartment under-mount (50/50 or 70/30) stainless steel sink
- **Moen®** faucet with integrated pull-out sprayer
- 1/2 hp Badger® garbage disposal
- **GE** Energy Star® 25 cubic foot side-by-side refrigerator with in-door ice and water
- **GE** Energy Star® sound insulated automatic dishwasher
- **GE** free-standing, smooth top, self-cleaning electric range
- **GE** microwave hood with exterior ventilation
- Recessed lighting with energy-saving compact fluorescent light bulbs

#### Master Bathroom

- Granite counter tops with backsplash
- Raised height recessed panel wood cabinet vanities with his and hers under-mount bathroom sinks
- Full width mirror over vanity with decorator selected Progress Lighting® satin nickel wall light above
- Recessed lighting with energy-saving compact fluorescent light bulbs
- Vapor proof recessed light with energy-saving compact fluorescent light bulb in shower
- Decorative medicine cabinets
- **Mohawk®** 12"x12" ceramic tile floors, 8"x10" ceramic tile on shower walls and 2"x2" ceramic tile on shower floors
- **Moen®** fixtures with lever handles for ease of use
- Energy Star® bathroom exhaust fans on separate switch
- Towel and bath accessories
- Water-saving dual-flush, comfort-height elongated water closets

#### Secondary and Powder Bathrooms

- Granite counter tops with backsplash
- Raised height recessed panel wood cabinet vanities with under-mount sinks (*All secondary bathrooms*)
- Full width mirror over vanity with decorator selected Progress Lighting® satin nickel wall light above
- Recessed lighting with energy-saving compact fluorescent light bulbs
- Vapor proof recessed light with energy-saving compact fluorescent light bulb over tub/shower
- Decorative medicine cabinets (*Per plan*)
- **Mohawk®** 12"x12" ceramic tile floors, 8"x10" ceramic tile on tub/shower walls
- **Sterling®** bathtubs in all secondary bathrooms
- **Moen®** fixtures with lever handles for ease of use
- Energy Star® bathroom exhaust fans on separate switch
- Towel and bath accessories
- Water-saving dual-flush, comfort-height elongated water closets



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### Laundry

- Granite counter tops with backsplash *(Per plan)*
- Designer selected recessed panel wood cabinets *(Per plan)*
- **GE** Energy Star® washer and **GE** large capacity DURA DRUM™ dryer
- One row of ventilated wire shelving

### WITHIN YOUR HOME

- 18" **Mohawk**® ceramic tile in foyer, kitchen, great room, living room, dining, a/c closet, café, powder and laundry room
- **Luxurious Mohawk**® stain-resistant, low VOC carpeting with high performance carpet cushion in all bedrooms and den
- Knockdown textured finish on ceilings and light orange peel finish on interior walls
- High speed structured wiring network - CAT-5E data lines/connectors and RG-6 quad shield coaxial cable
- Telephone pre-wire in kitchen, great room, living room, den and all bedrooms
- Cable television pre-wire in great room, living room, den, and all bedrooms
- Ceiling fan pre-wire in great room, living room, den, covered lanai, and all bedrooms
- 50-gallon energy efficient quick-recover water heater
- Recessed lighting with energy-saving compact fluorescent light bulbs in entry, foyer *(Per plan)*, kitchen, covered lanai, and all bathrooms

- Decorative Progress Lighting® satin nickel fixtures in all bathrooms, dining room, foyer *(Per plan)* and café
- Electric entry door chime
- White solid-surface window sills
- Vinyl clad steel ventilated closet shelving
- Air conditioned bathrooms and walk-in closets

### OUTSIDE OF YOUR HOME

- Professionally designed lush landscape package with fully sodded lot
- Irrigation system with rain sensor
- **Sentricon**® termite elimination system
- Progress Lighting® coach lights
- Hose bibs at front and rear for your convenience
- Gutters at front entry *(Per plan)*
- Reinforced concrete drives, walks, entries & covered lanais
- **Sherwin-Williams**® textured acrylic finish on entries and lanais

## MINTO ONLY USES QUALITY BRANDS



GE imagination at work



**SHERWIN WILLIAMS®**



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