



HARBOUR ISLE[®]
ANNA MARIA SOUND



EDGEWATER WALK INCLUDED PREMIUM FEATURES

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LEED CERTIFIED HOMES - SAVING YOU MORE MONEY PER MONTH ON YOUR UTILITY BILLS

- All homes are LEED (Leadership in Energy and Environment Design) certified
- ENERGY STAR® bathroom exhaust fans on separate switch
- 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
- Impact rated and energy efficient **PGT®** insulated low-emissivity windows for improved performance, comfort and savings
- **GE®**, ENERGY STAR® appliances
- High efficiency **Carrier®** central air conditioning and heating
- In-wall **Taexx®** pest defense system eliminates personal contact with active ingredients
- Energy-saving compact fluorescent light bulbs
- Open-cell spray foam attic insulation & R-4.1 on block walls
- Energy efficient 50-gallon quick-recovery water heater
- Automated drip irrigation system
- **Moen®** water-saving plumbing fixtures
- Water-saving, low flow, comfort height elongated commodes

FOR INCREASED SAFETY AND SECURITY

- Security system with contacts on all operable windows and doors (Excluding overhead garage doors)
- 2 Smart Home Ready alarm dashboards, one located at the garage entry and a portable dashboard for added convenience.
- 10-Year warranty on the decorative **Schlage®** satin nickel handle-set and entry dead bolt lock
- Private 2-car garage with steel reinforced door, automatic opener and 2 transmitters
- Smoke and carbon monoxide detectors throughout
- Impact rated exterior doors that retain all the benefits and beauty of wood panel doors, but with added protection
- Fire sprinklers & monitored fire alarm

FOR IMPROVED INDOOR COMFORT AND LIVABILITY

- 2 or 3 stop (per plan) in line gear home elevator with counterweight drive system.
- **Schlage®** satin nickel lever hardware on all interior doors for ease of opening
- Raised height vanities in all master and secondary bathrooms
- **Moen®** chrome 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

- Elevated ceiling heights with architecturally enhanced tray ceilings and vaulted ceilings (Per plan)
- Elaborate extended roof soffits with exposed bead board and rafter tails to improve shading
- 5 1/4" sculpted colonial wood baseboards and 2 1/4" colonial wood casings around doors
- Sun rooms with oversized windows (Per plan)
- Beautiful all wood stair cases with stained treads and white balusters and hand rails
- Decorative entry doors with glass inlay, transom windows or side lights (Per plan)
- Over-sized air conditioned walk-in closets in master bedrooms
- Attractive combination of Southern Shake cement roof tiles and standing metal seam roof panel accents
- 12' garage ceilings to provide ample space for overhead storage

FOR GREATER CONVENIENCE

- 10-year structural warranty
- 1-year **GE®** appliance warranty
- 10-year limited warranty on the air conditioning and heating system parts

- Limited lifetime warranty on exterior **AZEK®** decking
- Insulated fiberglass front entry door
- **James Hardie®** siding to ensure long lasting beauty

FOR HIGHER QUALITY CONSTRUCTION

- **Hambro®** composite steel joists and poured in place concrete slab 2nd floor system for greater structural integrity and superior fire protection
- Innovative **James Hardie®** exterior siding materials to increase beauty and durability while providing supreme climate protection
- 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 stem wall foundation system with reinforced concrete block first, second and third (per plan) floor exterior walls
- Reinforced concrete block party walls with a poured-in-place concrete rake beam provide greater strength and protection from top to bottom
- Reinforced concrete balconies, walks, entries and covered lanais
- **Sherwin Williams®** acrylic finish on garage floors
- Southern Shake cement roof tiles with standing metal seam accents
- Beautiful stain, mold & mildew, split and scratch resistant **AZEK®** decking on balconies (per plan), front entries and exterior stairs
- PVC rail systems on balconies (per plan), front entries and exterior stairs to maximize durability and minimize maintenance
- Professionally engineered roof truss system
- **Sherwin Williams® Loxon®** 2 coat exterior paint system over stucco and siding areas for long lasting color retention and climate protection
- PEX piping plumbing system for superior performance
- Cementitious board at all tub and shower areas for added protection

EXCEPTIONAL INTERIOR FINISHES

Kitchen

- Granite counter tops with 4" backsplash
- Designer selected recessed panel wood cabinets with 42" uppers and an accented raised cabinet bump-up and bump-out above cook top with dove tail hardwood drawers
- Double compartment under-mount (50/50 or 60/40) stainless steel sink
- Chrome **Moen®** faucet with integrated pull-out sprayer
- 3/4 hp garbage disposal
- **GE®** stainless steel ENERGY STAR® side-by-side refrigerator with in-door ice and water
- **GE®** stainless steel ENERGY STAR® sound insulated automatic dishwasher
- **GE®** stainless steel, free-standing, smooth top, self-cleaning electric range
- **GE®** stainless steel microwave hood with exterior ventilation
- Recessed lighting with energy-saving compact fluorescent light bulbs

Master Bathroom

- Granite counter tops with 4" backsplash
- Raised height recessed panel wood cabinet vanities with dove tail hardwood drawers. His and hers under-mount bathroom sinks and matching linen closets
- Luxurious 3/8" thickened glass frameless and seamless shower enclosures with recessed redi-niche
- Full width mirror over vanity with decorator selected **Progress Lighting®** 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
- **Mohawk®** ceramic tile floors, 8"x12" ceramic tile on shower walls and 6"x6" ceramic tile on shower floors
- Towel and bath accessories

Secondary and Powder Bathrooms

- Granite counter tops with 4" backsplash
- Raised height recessed panel wood cabinet vanities with dove tail hardwood drawers and under-mount sinks
- Full width mirror over vanity with decorator selected **Progress Lighting**[®] 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
- **Mohawk**[®] ceramic tile floors, 8"x12" ceramic tile on tub/shower walls
- Bathtubs in all secondary bathrooms
- Towel and bath accessories

Laundry

- Granite counter tops with 4" backsplash (Per plan)
- Designer selected recessed panel wood base cabinets with dove tail hardwood drawers (Per plan)
- **GE**[®], ENERGY STAR[®] washer with stainless steel basket with **GE**[®] large capacity 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, sun room 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
- Choice of various architecturally enhanced solid-core 8' interior doors for improved quality and sound insulation
- Dove tail hardwood drawers

- High speed structured wiring network – CAT-5E data lines/connectors and RG-6 quad shield coaxial cable
- Telephone pre-wire in kitchen, great room, den and all bedrooms
- Cable television pre-wire in kitchen, great room, den, and all bedrooms
- Ceiling fan pre-wire in great room, den, sun room, retreat, observatory, covered lanai and all bedrooms
- Recessed lighting with energy-saving compact fluorescent light bulbs in entry, hallways, kitchen, covered lanai and all bathrooms
- Decorative **Progress Lighting**[®] in all bathrooms
- Electric entry door chime
- **Dupont**[®] Corian[®] window sills
- Vinyl clad steel ventilated closet shelving
- Air conditioned bathrooms and walk-in closets

Outside of Your Home

- Professionally designed lush landscape package
- **Sentricon**[®] termite elimination system with 1 year monitoring
- Decorative coach lights
- Hose bibs at front and rear for your convenience
- Aluminum gutters and downspouts
- Designer selected paver drives
- Weather and stain resistant **AZEK**[®] decking at front stairs and front entry, and balconies (Per plan)

EDGEWATER WALK

HARBOUR ISLE

MINTO ONLY USES QUALITY BRANDS



**SHERWIN
WILLIAMS**



GE imagination at work

MOHAWK

MOEN

Buy it for looks. Buy it for life.[®]

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