

Included Features | Prestige Series

ORLANDO – Halifax – Paver and Tile Roofs

Quality Exteriors

- 8' front entry door. Sidelights per plan
- Entry door hardware with deadbolt lock
- Quality exterior paint
- Textured cementitious exterior wall finish with accent banding or siding (Per Elevation)
- Automatic Irrigation system with control timer
- Professionally predetermined designed landscaping package with fully sodded lot.
- Roofing color and style per community color blocking
- Steel-paneled garage door with opener and two (2) remotes
- Exterior garage coach lights
- Acrylic finish on front entry and lanai, per community plan
- Two (2) exterior hose bibs, per plan
- Exterior weatherproof outlets, per plan
- Storm protection of windows and door openings as required by code
- 150/200 amp electrical service per plan

Quality Interiors

- Designer two panel 6' 8" high hollow core interior doors with 2 1/4" colonial casing
- 3-1/4" colonial baseboards
- Satin nickel door levers and hinges throughout
- Structured wiring distribution center, (3) Three RG6 cable pre-wires and (3) Three CAT5e phone pre-wires
- Textured interior wall and ceiling finish per community plan
- White rocker light switches
- Composite window sills and apron on all operative windows
- Easy to maintain freeslide vinyl-coated wire shelving in all closets
- Level I stain resistant carpeting over 7/16" 6lb. pad
- Level I ceramic tile floors in Foyer, Kitchen, Baths and Laundry Room
- Main floor stair railing featuring painted balusters and natural sealed handrail on two-story home, per plan

Designer Kitchen

- Level I 42" cabinets with hidden hinges
- Granite Level I countertops with backsplash
- Stainless steel undermount Kitchen sink
- Chrome Kitchen Faucet
- Stainless steel appliances: range, microwave, dishwasher. Gas/Elec, per community plan
- ½ HP garbage disposal

Luxurious Primary Suite and Baths

- Level I comfort height cabinets with hidden hinges
- Garden tub with separate shower in Primary Suite with clear glass chrome enclosure, per plan
- Level I ceramic wall tile
- Solid Surface Level I countertops with top mount sinks in white
- Pedestal sink in white in Half Bath, per plan
- Elongated water efficient commode in white
- Exhaust fans on separate switch in all baths vented to exterior
- 42" high vanity mirrors
- Chrome lighting over vanity tops

Safety, Energy and Economy

- Windows: Low-E double pane, per community specification
- R-38 insulation in ceilings above air-conditioned living space
- R-4.1 insulation on all exterior masonry walls or R-13 on all exterior framed walls
- High-efficiency (minimum 15 SEER) air conditioning system with programmable thermostat, per plan
- Energy efficient Water Heater, per community specification
- Flush LED light prewired for future fan in: All Bedrooms and Gathering Room.
- Flush LED light prewired for future fan at Lanai – Quantity per plan
- Termite protection provided in accordance with Florida Building Code
- Protective smoke and carbon monoxide detectors, per code



All information (including, but not limited to prices, views, availability, school assignments and ratings, incentives, floor plans, site plans, features, standards and options, assessments and fees, planned amenities, programs, cancellations, renderings, tax rates and community development plans) is not guaranteed and remains subject to change, or delay without notice. Nothing contained herein or in any related materials regarding LiveWell™ included features is a guaranteed commitment on performance results or independently verified and remains subject to change daily without notice by third party suppliers and outside of Taylor Morrison's control. This is not an offering in any state where prohibited or otherwise restricted by law. Please see a Taylor Morrison Community Sales Manager for details and visit www.taylormorrison.com for additional disclaimers. © March 2022, Taylor Morrison of Florida, Inc. and its affiliated selling entities. All rights reserved. 03/30/2023

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- Security compatible home
- Blower door and air leakage test per Florida Building Code
- Vented soffit and fascia per community plan

LiveSmart™ features

LiveSmart is a standard suite of features that enhance your day-to-day living experience. From smart technology to energy efficient products, your new home is truly an innovative place to live.

- **Ring®** video doorbell 2nd Generation
- Electronic front door lock
- Flush LED lighting throughout home
- Wi-Fi Garage door opener
- MERV 13 Air Filter
- **Honeywell Home®** Touchscreen Thermostat with Wi-Fi
- **Moen®** Eco-Friendly Bathroom Shower Heads & Faucets
- **Sherwin Williams®** Low VOC Paint

Signature Pledge

- Personal assistance at your selection session with a Design Studio representative
- Seller's limited warranty
- Pre-construction owner's orientation
- Pre-drywall meeting
- New home demonstration
- Builder-initiated meetings 30 days and 11 months after closing

Fabulous Upgrade

- Brick Paver Drives and Entry Walk
- Tile Roof



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