

# FEATURES

## ELEGANT INTERIOR FEATURES

- Nine Foot (9') or Optional Ten Foot (10') Flat Ceilings
- 8' Tall Interior Door Standard
- Buyer Choice of included Seventeen-Inch (17") or Eighteen-Inch (18") Ceramic Floor Tile in Foyer, Kitchen, Nook/Cafe, ALL Baths, and Laundry
- Eighth-Inch (1/8") Grout Lines on All Tile
- Three and a Half Inch (3.5") Baseboard
- Wood Capped Window Sills and Sills in Niches
- Wood Capped Half-Walls, Per Plan
- Sea Gull Lighting Package, Including LED Flush Mounted Lights
- Decorative Rocker Light Switches Throughout Entire Home
- Kwikset Satin Nickel Door Levers
- Sherwin Williams Interior Flat Finish Paint for Walls and Semi-Gloss for Trim
- Dream Weaver Carpet with 10-year Assurance Warranty
- Knock Down Ceiling Texture
- Orange Peel Texture on Walls
- Raised Two-Panel Smooth Square Top Interior Doors
- High-Speed Wiring Including Cable TV Outlets in ALL Bedrooms and Family Room; a Minimum of Four (4) RG6 Television Outlets, Two (2) CAT5 Phone Outlets, and One (1) USB Port in the Kitchen
- Ventilated Closet and Pantry Shelving
- Pre-Wired and Braced for Ceiling Fans in Living Room, Family Room, All Bedrooms and Lanai
- Large Walk-In Closets, Per Plan
- Hinge Activated Energy Efficient Closet Lighting
- Chrome Towel Bar and Toilet Paper Holder in All Baths
- Positive Air with All Direct Returns HVAC System on All Homes
- TRANE 16-SEER HVAC with Variable Speed Unit and Programmable Thermostat

- HVAC Location Designed for Optimal Efficiency and Cost Savings
- Security System Prewire at Windows and Doors on First Floor

## BOLD EXTERIORS

- Limited Lifetime Warranty 130 MPH Anti-Fungus Architectural Shingles
- Covered Lanai Included, Per Plan
- Carriage Lights or Soffit Canlights at Garage Entry
- Vinyl Low-E Energy Efficient Advanced Performance Tilt Windows
- HardiePlank Lap Siding
- Raised Panel Shutters on Windows and Gable Vents, Per Plan
- Garage Door Opener(s) with Two Remotes Included
- Maintenance Free Sixteen-Inch (16") Vinyl Soffits for Bold Appearance and Energy Efficiency, Per Plan
- Vinyl Ceilings on Lanai and Porches
- Professional Designer Landscape Packages
- Full Sod Homesite – St. Augustine Grass
- Full Irrigation System with Programmable Automatic Timer
- Sherwin Williams Acrylic Latex Exterior Paint
- Insulated Fiberglass Front Door with Kwikset Deadbolt
- Finished Garage with Drywall, Trim and Paint
- Overhead Lighting in Garage
- Engineered and Built to Meet the Newest Building Code for Hurricane Wind Load Requirements
- Two (2) Exterior Hose Bibs
- Two (2) Weather-Protected Electrical Outlets
- ALL Slabs and Footers Poured with 3,000 PSI Concrete with Fiber Mesh
- Door Chime



## LUXURIOUS BATHS

- DensShield® Tile Backer in All Showers with Liquid Waterproofing Applied at Corners
- Dual Vanities in EVERY Master Bathroom, Per Plan
- Moen Two-Handle Chrome Faucets
- Window Over Master Tub, Per Plan
- Comfort Height Toilets
- Raised Height Vanity with Plated Glass Mirrors in All Bathrooms
- Recessed Lighting In Master Shower and Garden Tub, Per Plan
- Three-Centimeters (3cm) Thick Granite with Six-Inch (6") Backsplash in All Bathrooms

## DESIRABLE KITCHENS

- Granite Kitchen Counters, Three Centimeters Thick (3 CM), with Six-Inch (6") Tall Granite Backsplash
- Three Included Designer Granite Edge Finishes to Choose
- Whirlpool STAINLESS STEEL Appliance Package; Including a Free-Standing Gas Range, Built-In Microwave Over Range, and Quiet Partner Dishwasher
- Cabinetry with Forty-Two Inch (42") Upper Cabinets
- 1/3 HP Garbage Disposal
- Stainless Steel Undermount Sinks available in either single bowl or double bowl 50/50 and 60/40 splits
- Moen Stainless Steel Pull-Out Kitchen Faucet
- Cabinetry Above Refrigerator
- Walk-In Pantry, Per Plan
- Lighting Package with LED Ceiling Mounted Lights in Kitchen

## ADDITIONAL FEATURES

- Insulation Package in Exterior Walls with R-19 Walls (2x6), R-13 Walls (2x4) and R-38 Ceilings (Insulation at Truss Heels May Vary)
- Insulated Garage Door(s)
- Energy Efficient Gas Tankless Water Heater
- Four-Hour Consultation with Designer for Personal Selections
- GFI Protected Outlets in Wet Areas
- Smoke Detectors with Carbon Monoxide Sensors
- 3/4 Inch Advantech Sub-floor for All Two-Story Homes—Industry Rated #1 Quality Sub-floor
- ZIP System Wall Sheathing, Backed by a Best-In-Class Warranty

## QUALITY ASSURANCE

- Dream Finders Homes Builder Backed One-Year Home Warranty and Ten-Year Structural Warranty
- One-Year Renewable Termite Bond Commencing from Last Day of Treatment
- Pre-Start Orientation with Your Homebuilder
- Pre-Drywall Orientation with Your Homebuilder
- Pre-Closing Orientation with Your Homebuilder



DREAM FINDERS HOMES  
ACTIVE ADULT LIFESTYLE



Dream Finders Active Adult reserves the right to change elevations, specifications, materials and pricing without prior notice. Variations within the floorplans and elevations do exist. Square footage are approximate and will vary.

ULA DFH-008342\_02 2/21