

Sunset Harbour New Home Specifications

FOUNDATION

- * Poured concrete foundation **and pilings (if required)**

FRAMING

- * Termite and rot resistant treated toe plates
- * Hurricane straps
- * Advanced exterior framing technique with 2" x 6" studs and insulated headers
- * Engineered roof trusses with energy heels
- * Engineered flooring system

INSULATION

- * R-23 dense blown-in wall insulation for improved acoustic performance
- * R-60 blown-in attic insulation
- * Two stage air sealing with 3rd party performance testing and verification

EXTERIOR

- * Premium vinyl siding
- * 2 frost-free hose bibs
- * Weatherproof electrical outlet
- * Seamless gutters
- * Fiberglass exterior doors
- * High performance Super Low-E vinyl sliding glass door
- * Individual exterior coach light at garage overhead door and at rear

ROOFING

- * 50-year architectural-style mold shield shingles
- * Shingle over ridge venting and roof venting
- * Limited lifetime shingle warranty (prorated) through manufacturer

INTERIOR

- * 1/2" gypsum wallboard (glued, nailed, and screwed)
- * 5 1/4" baseboard trim
- * 3 1/4" door casing
- * Chair rail molding in dining rooms
- * Choice of antique white or light gray paint

WINDOWS

- * Super Low-E double hung windows that block 90% of solar heat gain
- * Screens for all operable windows (excludes casement)

ELECTRICAL

- * Grounded circuits and ground fault interrupter (GFI) outlets, as required
- * Smoke detectors hard-wired with battery back up
- * Carbon monoxide detectors
- * Progress® designer lighting fixtures
- * Progress® ceiling fans in main living area(s) and owner's bedroom
- * Whole house LED lighting fixture package
- * Pre-wired for cable TV and telephone service

HEATING, VENTILATION & AIR CONDITIONING

- * Ultra high-performance variable capacity inverter HVAC system (up to 20 SEER)
- * Programmable digital touch-screen thermostat with wireless app interface
- * MERV-13 rated air filters
- * Convenient access panel for air filters located on an interior wall
- * Unsurpassed parts warranty on all mechanicals and systems through manufacturer

PLUMBING

- * Tankless, continuous hot water system
- * Moen® faucets and fixtures
- * PEX manifold plumbing systems
- * MANABLOC® individual water outlet controls
- * Individually specified supply lines sized for efficient water delivery

BATHROOMS

- * Designer maple cabinets with multiple finishes
- * Durable, easy to clean cultured marble vanity tops
- * Dual vanity in owner's bath
- * Broan® exhaust fan system, vented outdoors

FLOORING

- * Engineered hardwood flooring in entry foyer
- * Premium resilient vinyl flooring in kitchen and all baths
- * Upgraded recycled/recyclable fiber carpet with 10-year quality warranty and lifetime stain and soil warranty through manufacturer
- * 6 lb, 7/16" EnviroStep™ carpet pad

KITCHEN

- * ENERGY STAR® appliance package that includes: range, side by side refrigerator with ice & water in the door, dishwasher, microwave/vent hood
- * Designer cabinet series in multiple finishes with 36" upper wall cabinets, staggered heights (per plan) and enhanced upper molding
- * Quality solid granite countertops in a choice of finishes
- * Under-mount stainless steel sink with garbage disposal
- * Recessed lighting and pendant accent lights (per plan)

ADDITIONAL INCLUDED FEATURES

- * 5,000 watt solar panel package
- * Electric vehicle charging receptacle in garage (40A, 208/240V)
- * Central vacuum system, vented outdoors
- * Broan® ultra-silent SmartSense™ fresh air system
- * Sump pump
- * **Concrete driveway**

