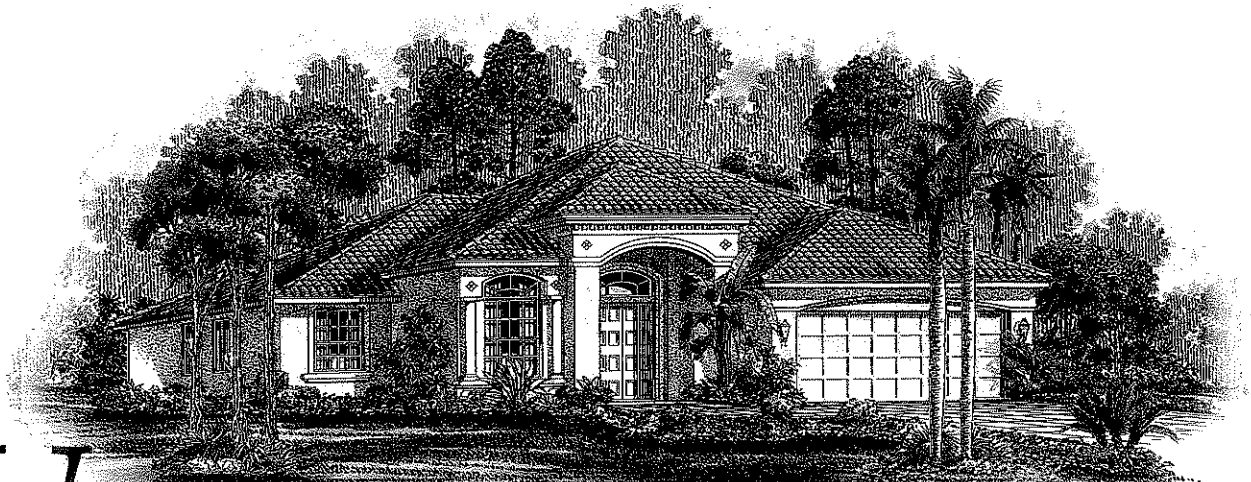


Michelangelo

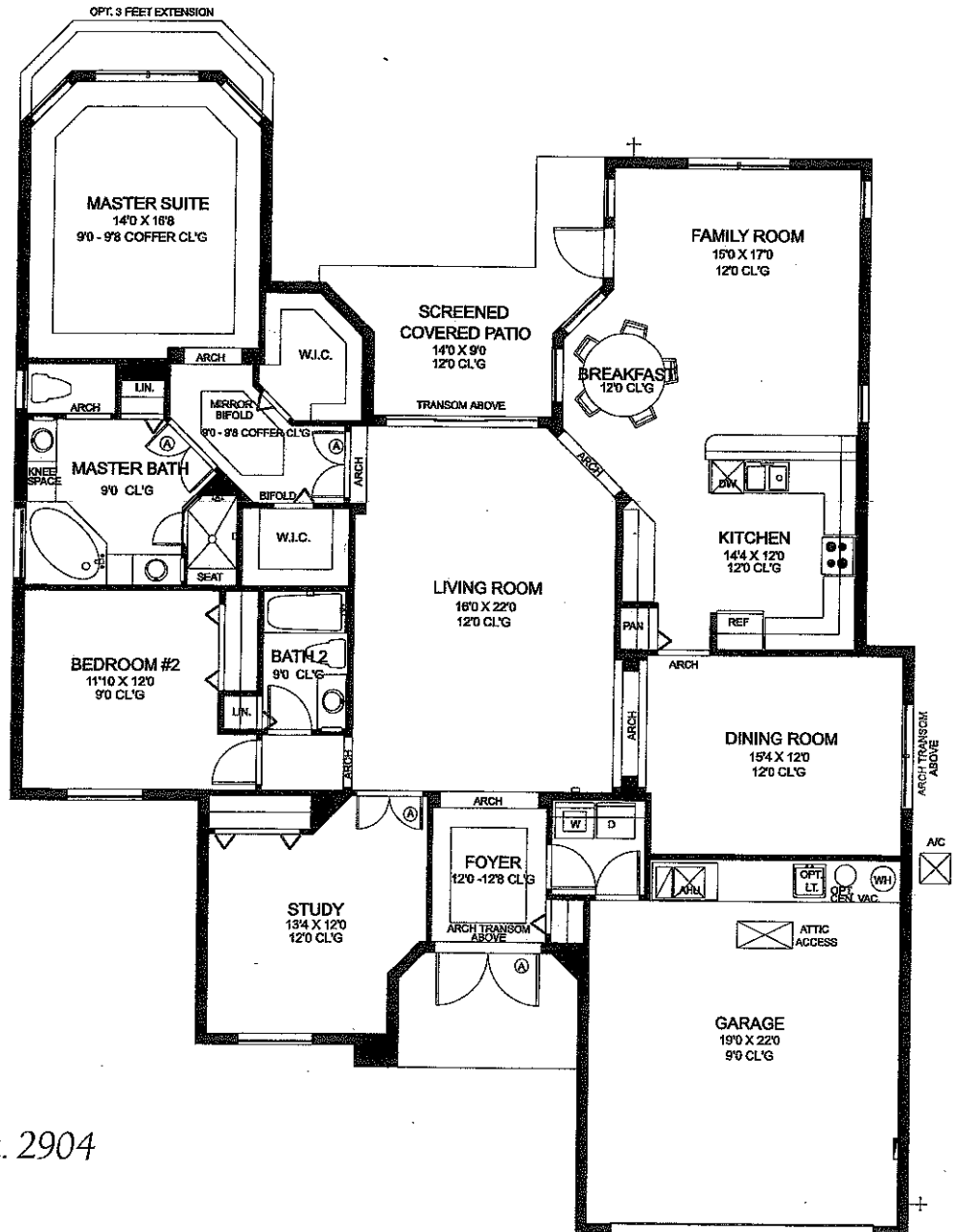
Collection



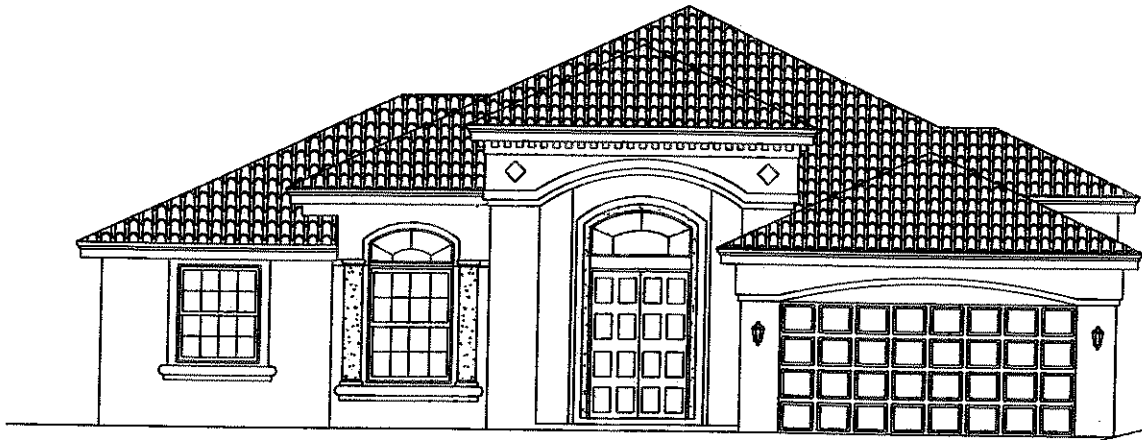


Verona

- 2 Bedroom
- Study/3rd Bedroom
- 2 Bath
- Breakfast Room
- Family Room
- Screened Covered Patio
- 2 Car Garage



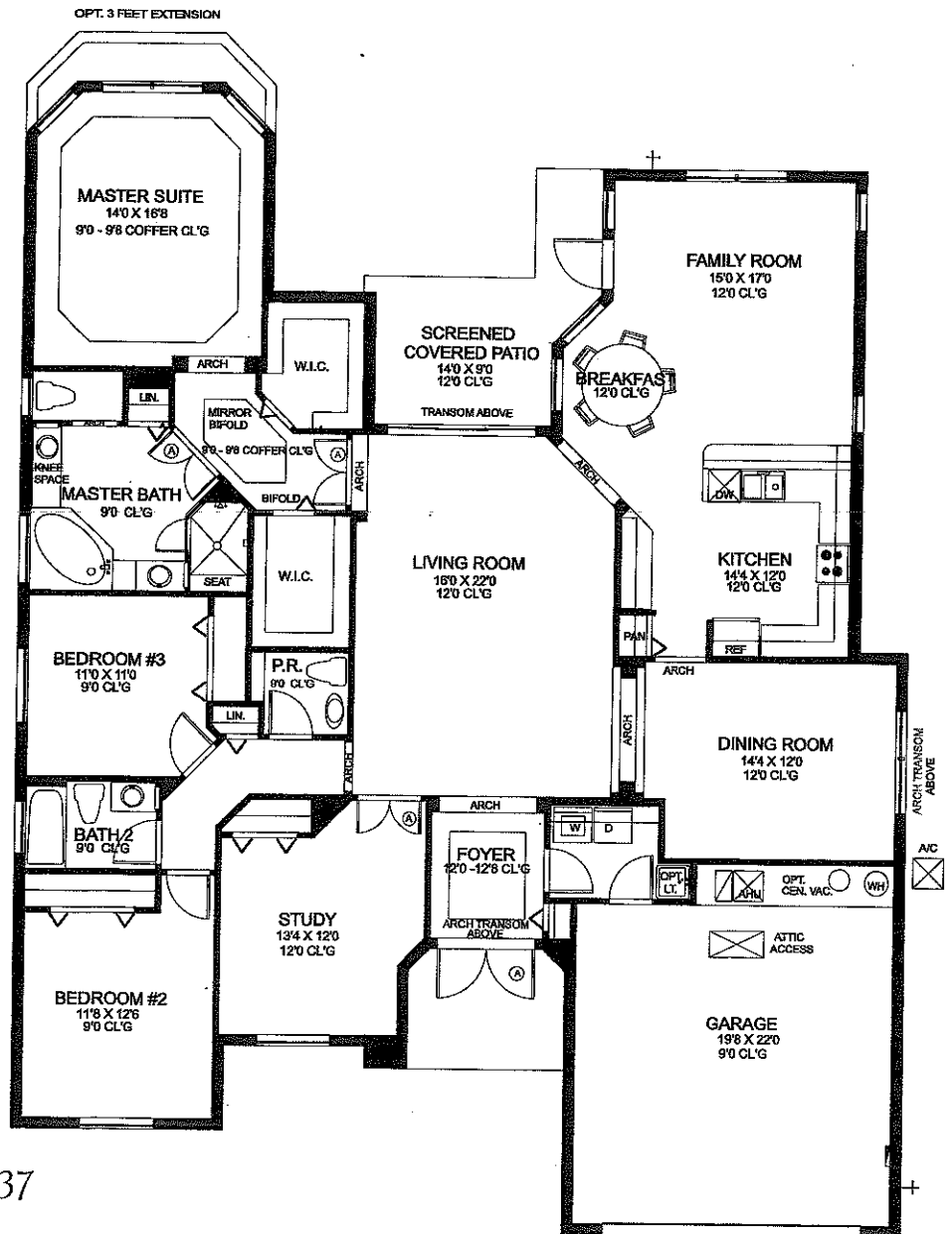
A/C sq. ft. 2240 · Total sq. ft. 2904



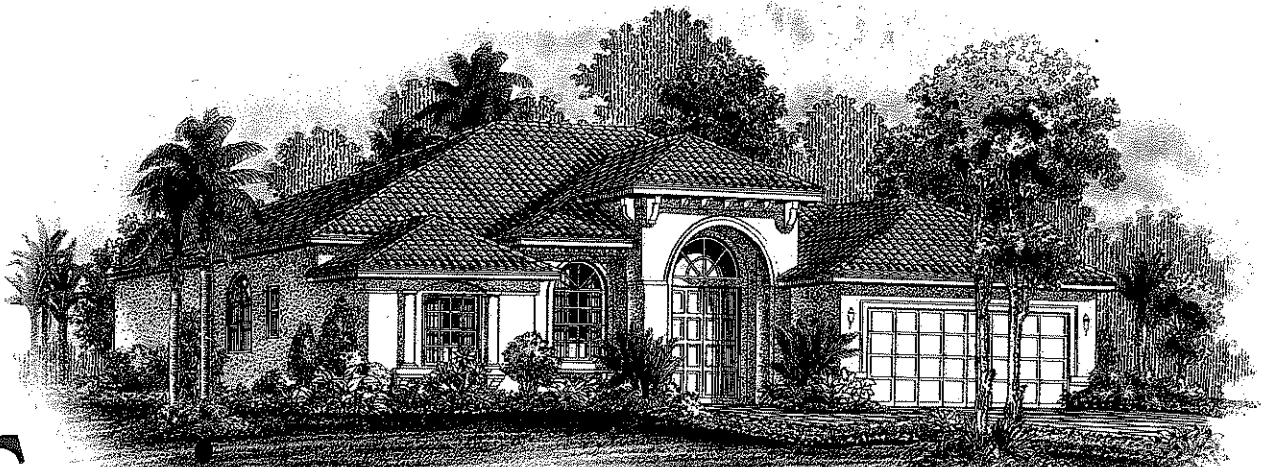
PRELIMINARY

Verona-B

- 3 Bedroom
- Study/4th Bedroom
- 2-1/2 Bath
- Breakfast Room
- Family Room
- Screened Covered Patio
- 2 Car Garage

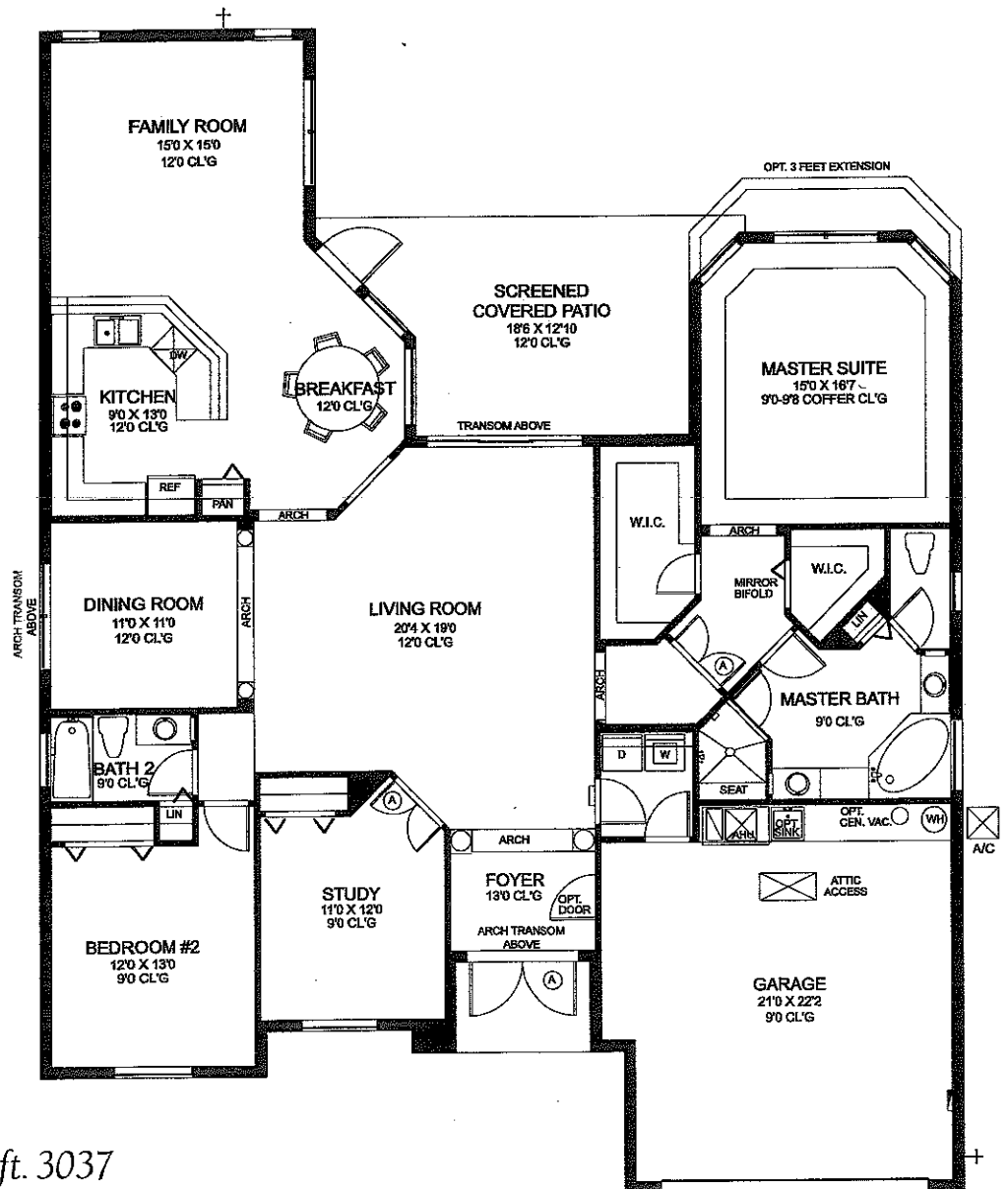


A/C sq. ft. 2477 • Total sq. ft. 3137

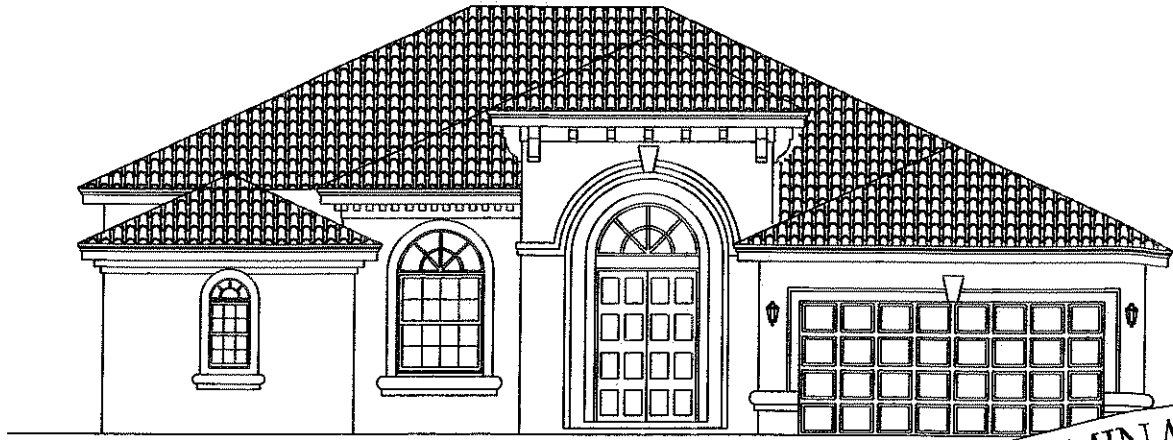


Torino

- 2 Bedroom
- Study/3rd Bedroom
- 2 Bath
- Breakfast Room
- Family Room
- Screened Covered Patio
- 2 Car Garage



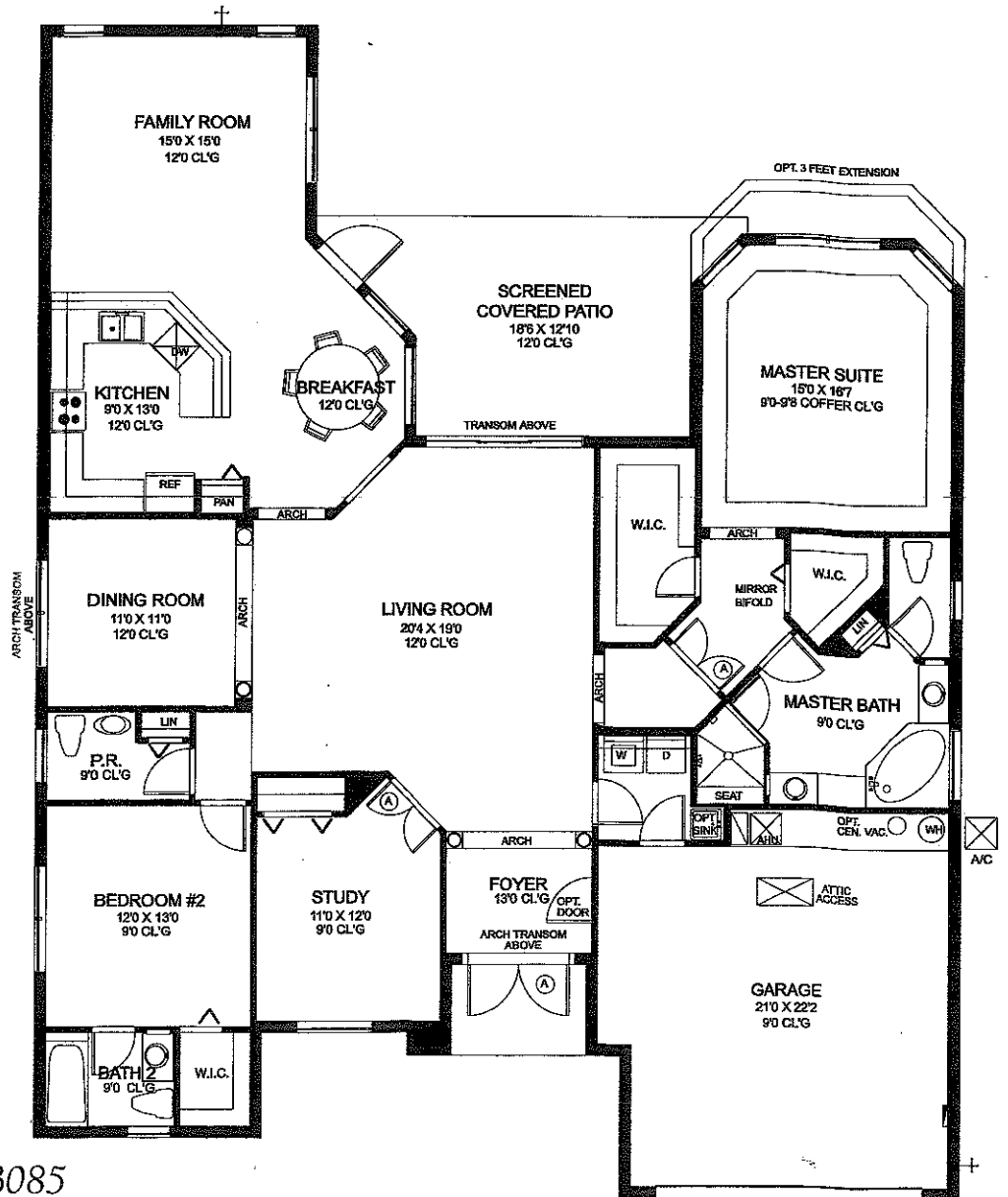
A/C sq. ft. 2290 • Total sq. ft. 3037



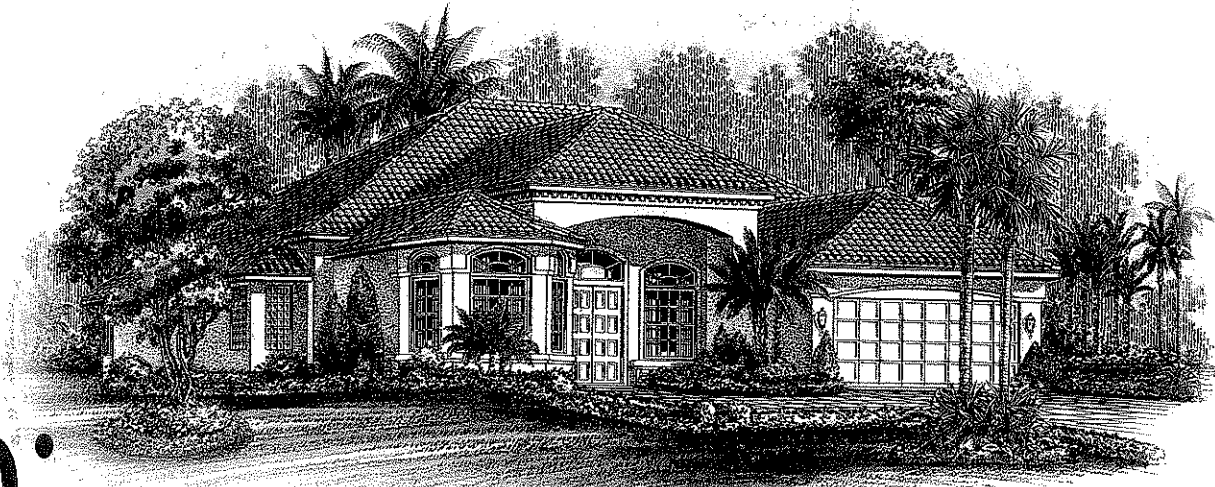
PRELIMINARY

Torino-A

- 2 Bedroom
- Study/3rd Bedroom
- 2-1/2 Bath
- Breakfast Room
- Family Room
- Screened Covered Patio
- 2 Car Garage

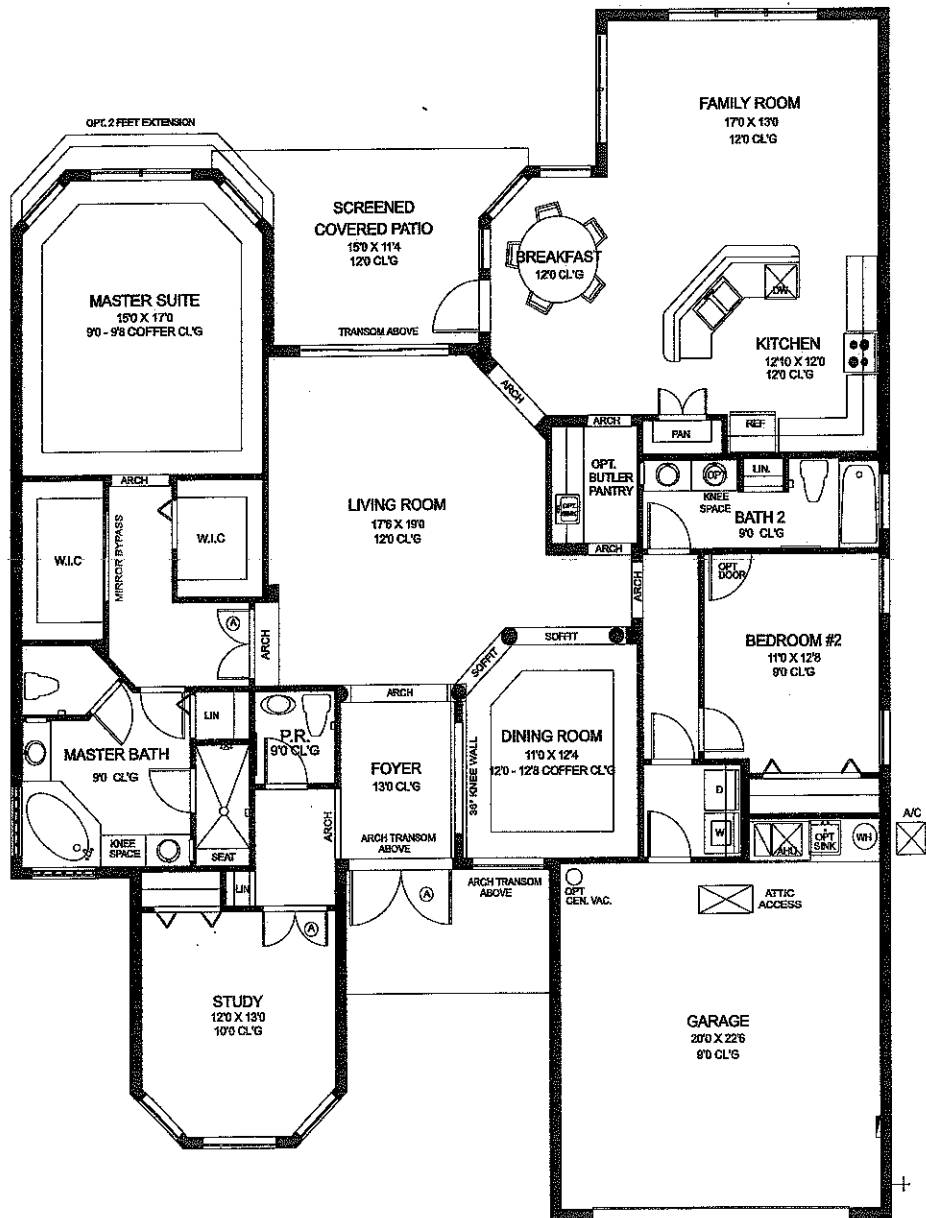


A/C sq. ft. 2338 · Total sq. ft. 3085

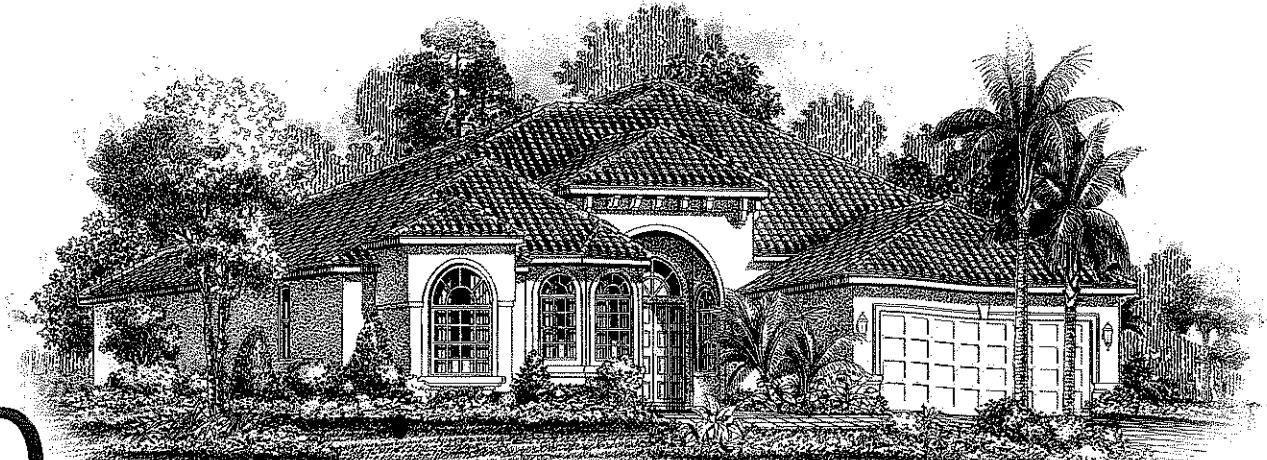


Pisa

- 2 Bedroom
- Study/3rd Bedroom
- 2-1/2 Bath
- Breakfast Room
- Family Room
- Screened Covered Patio
- 2 Car Garage

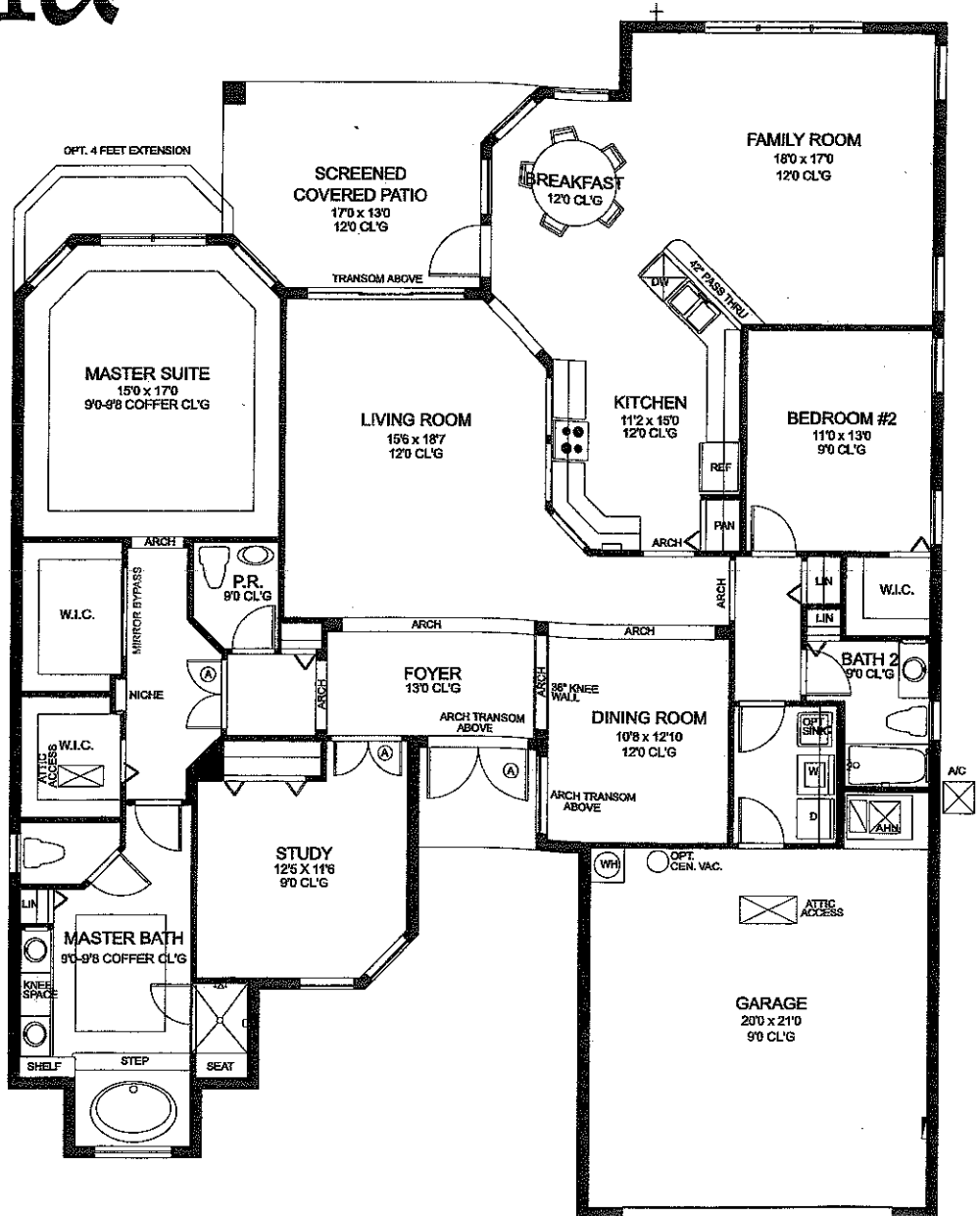


A/C sq.ft. 2430 · Total sq.ft. 3143

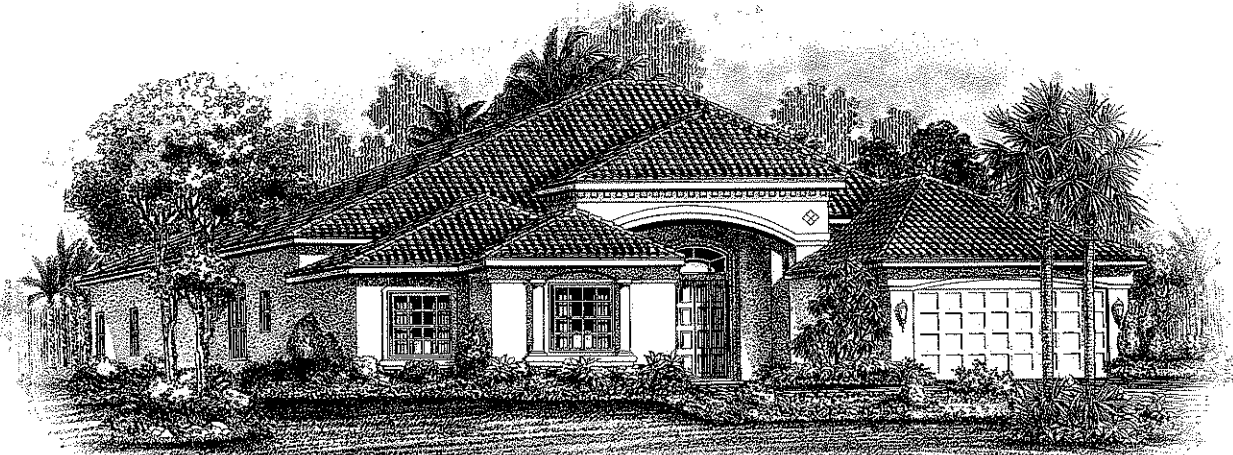


Perugia

- 2 Bedroom
- Study/3rd Bedroom
- 2-1/2 Bath
- Breakfast Room
- Family Room
- Screened Covered Patio
- 2 Car Garage

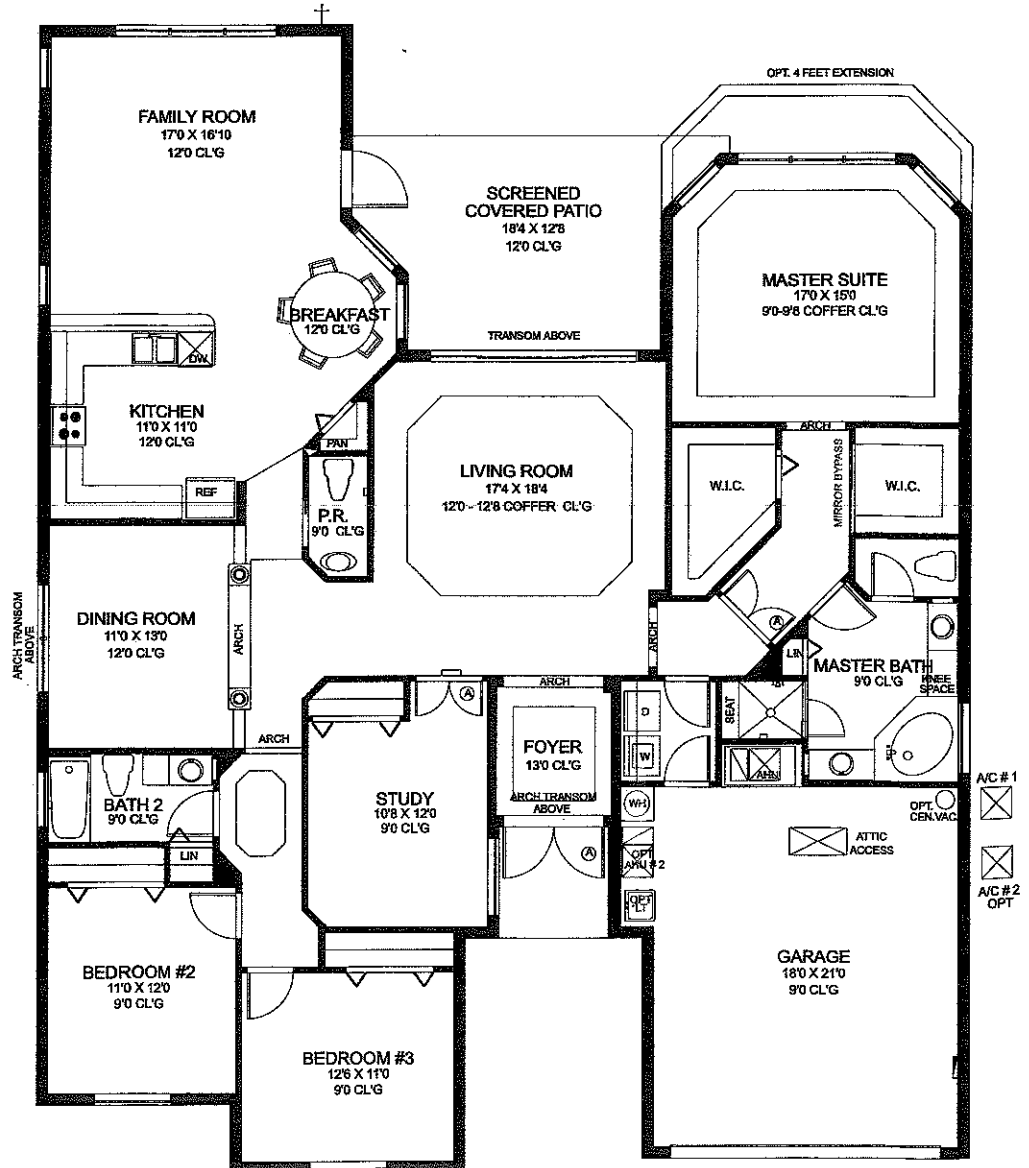


A/C sq. ft. 2475 • Total sq. ft. 3200

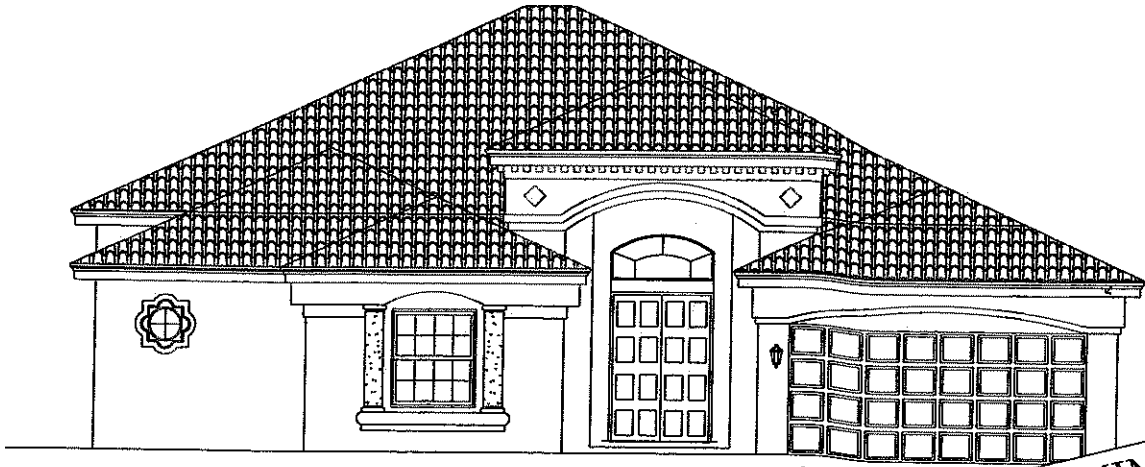


Lugano

- 3 Bedroom
- Study/4th Bedroom
- 2-1/2 Bath
- Breakfast Room
- Family Room
- Screened Covered Patio
- 2 Car Garage



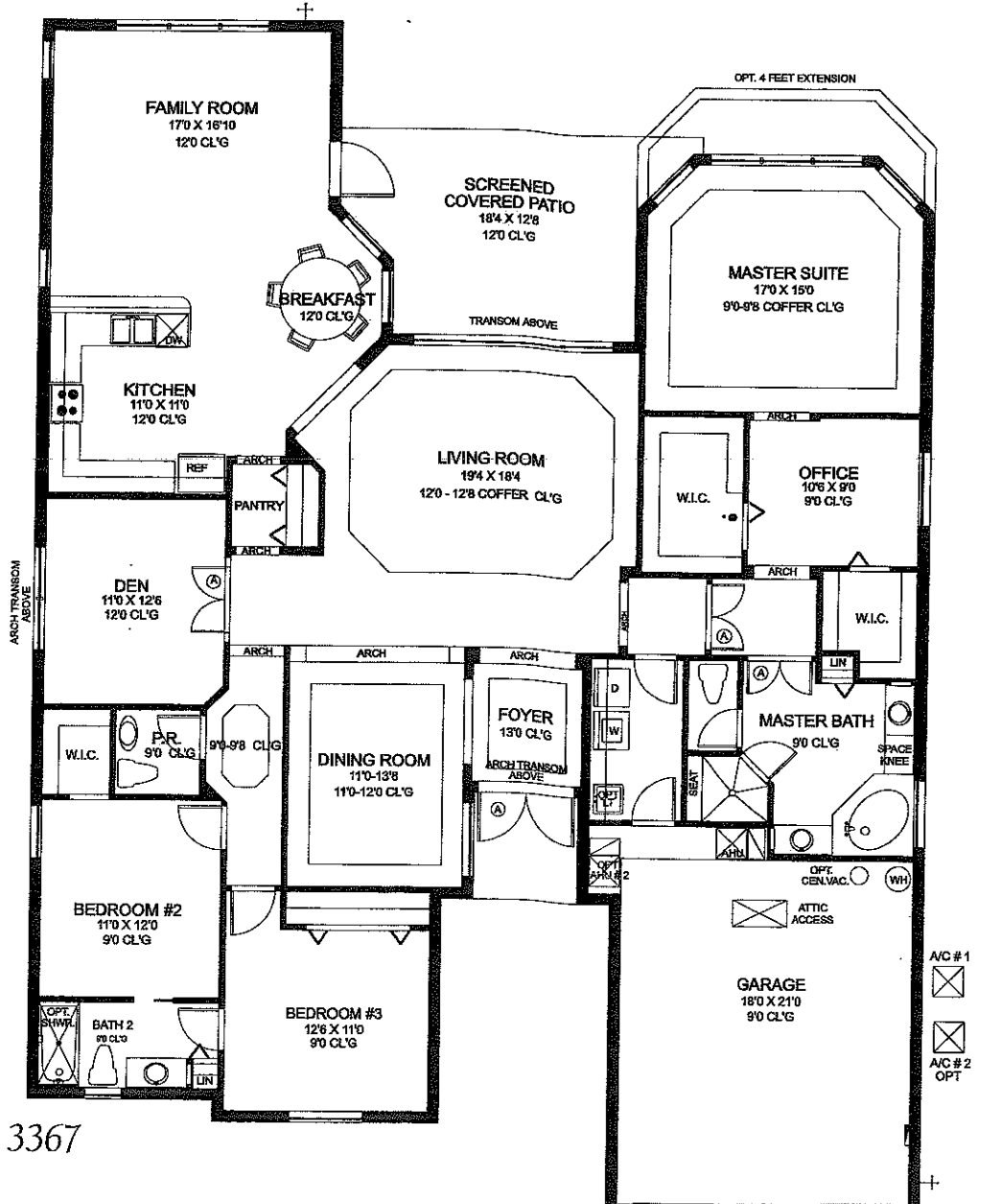
A/C sq. ft. 2530 • Total sq. ft. 3229



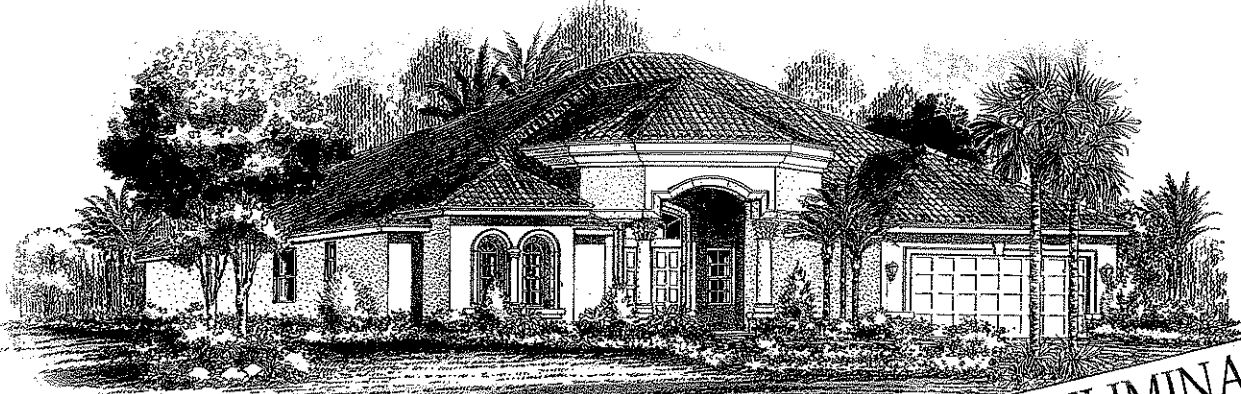
PRELIMINARY

Lugano-B

- 3 Bedroom
- Study/4th Bedroom
- 2-1/2 Bath
- Breakfast Room
- Family Room
- Screened Covered Patio
- 2 Car Garage



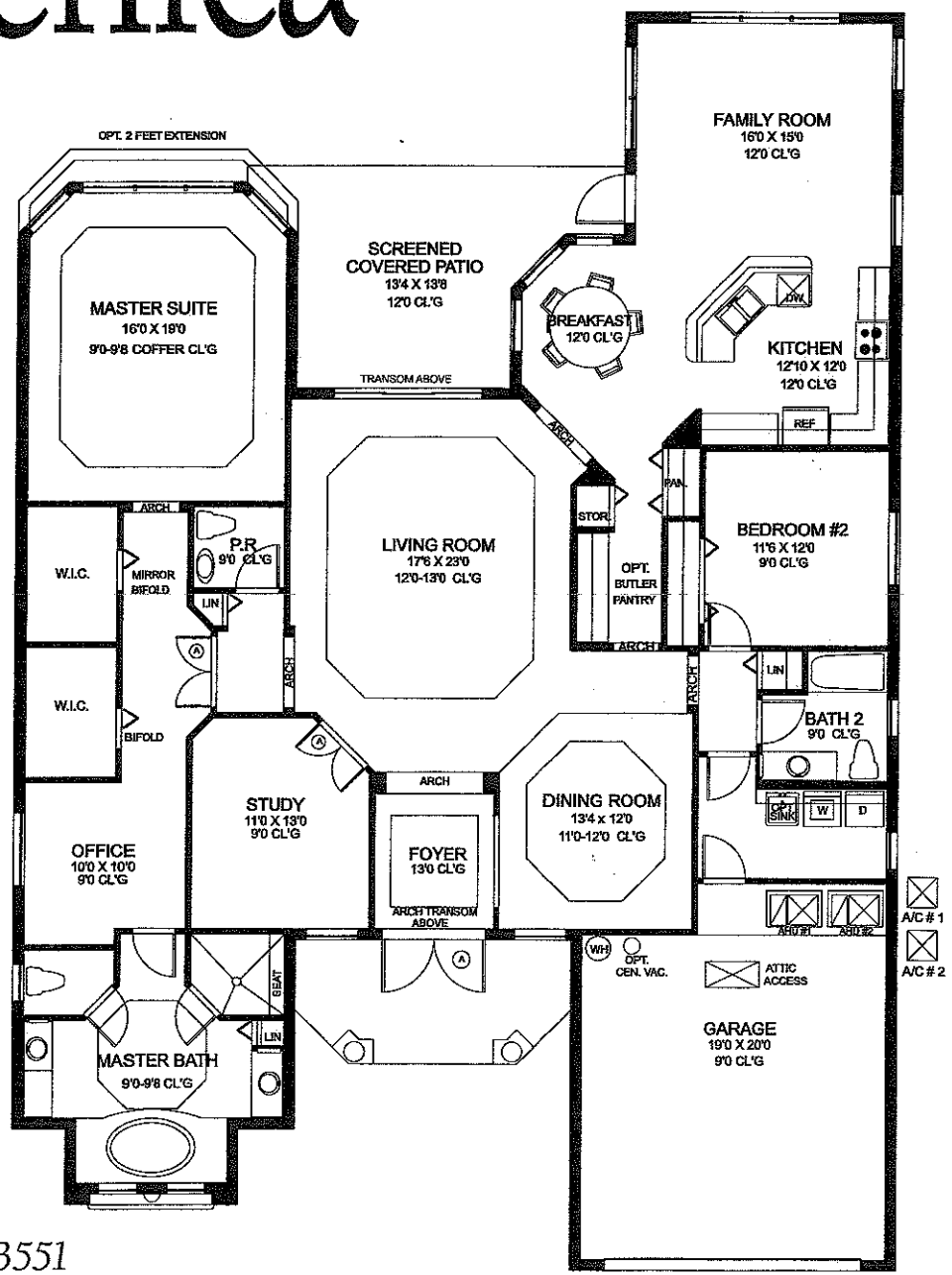
A/C sq. ft. 2640 • Total sq. ft. 3367



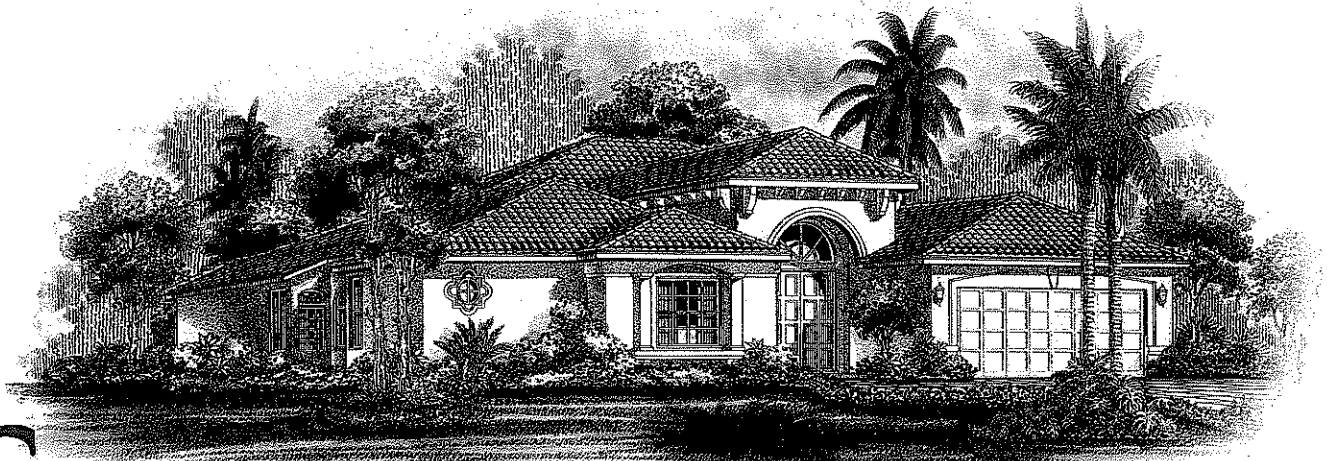
PRELIMINARY

Domenica

- 2 Bedroom
- Study/3rd Bedroom
- 2-1/2 Bath
- Office
- Breakfast Room
- Family Room
- Screened Covered Patio
- 2 Car Garage

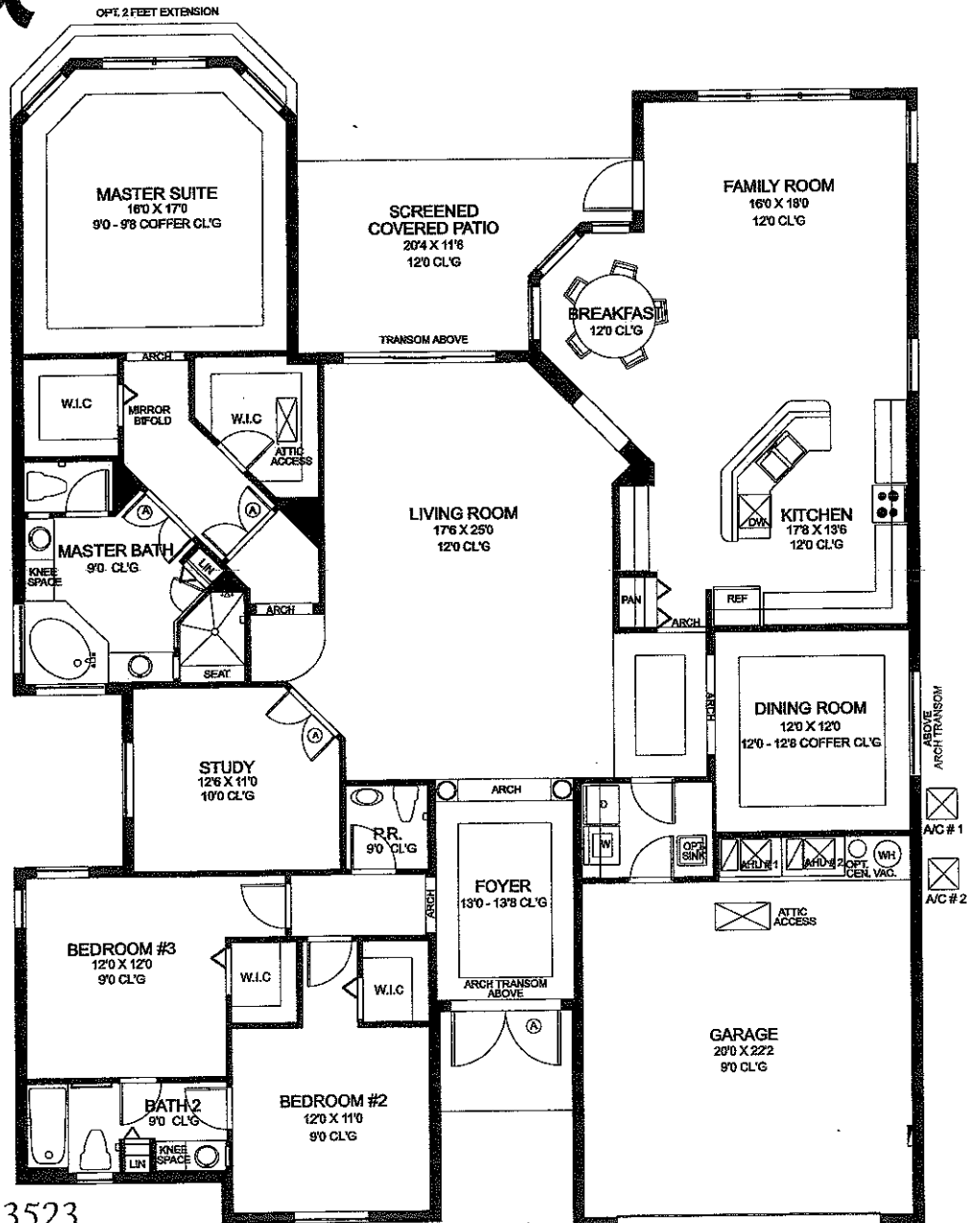


A/C sq. ft. 2730 • Total sq. ft. 3551

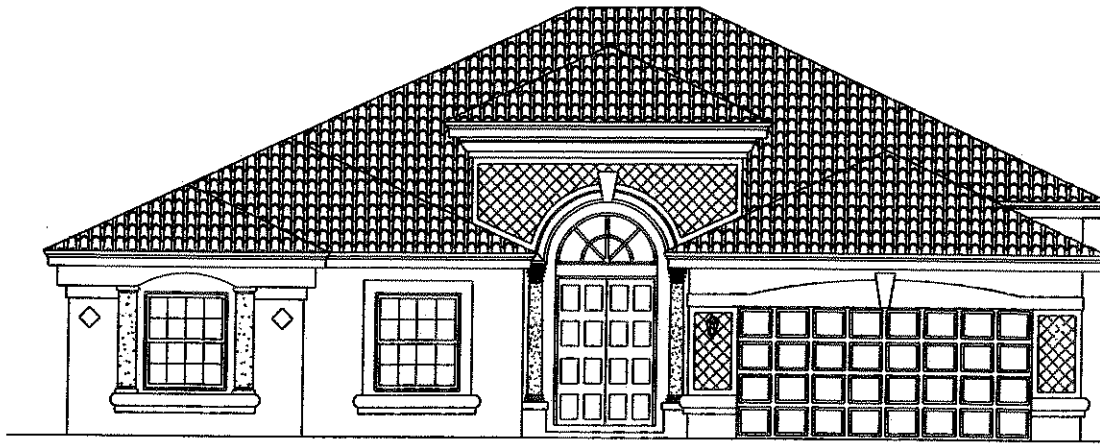


Stresa

- 3 Bedroom
- Study/4th Bedroom
- 2-1/2 Bath
- Breakfast Room
- Family Room
- Screened Covered Patio
- 2 Car Garage



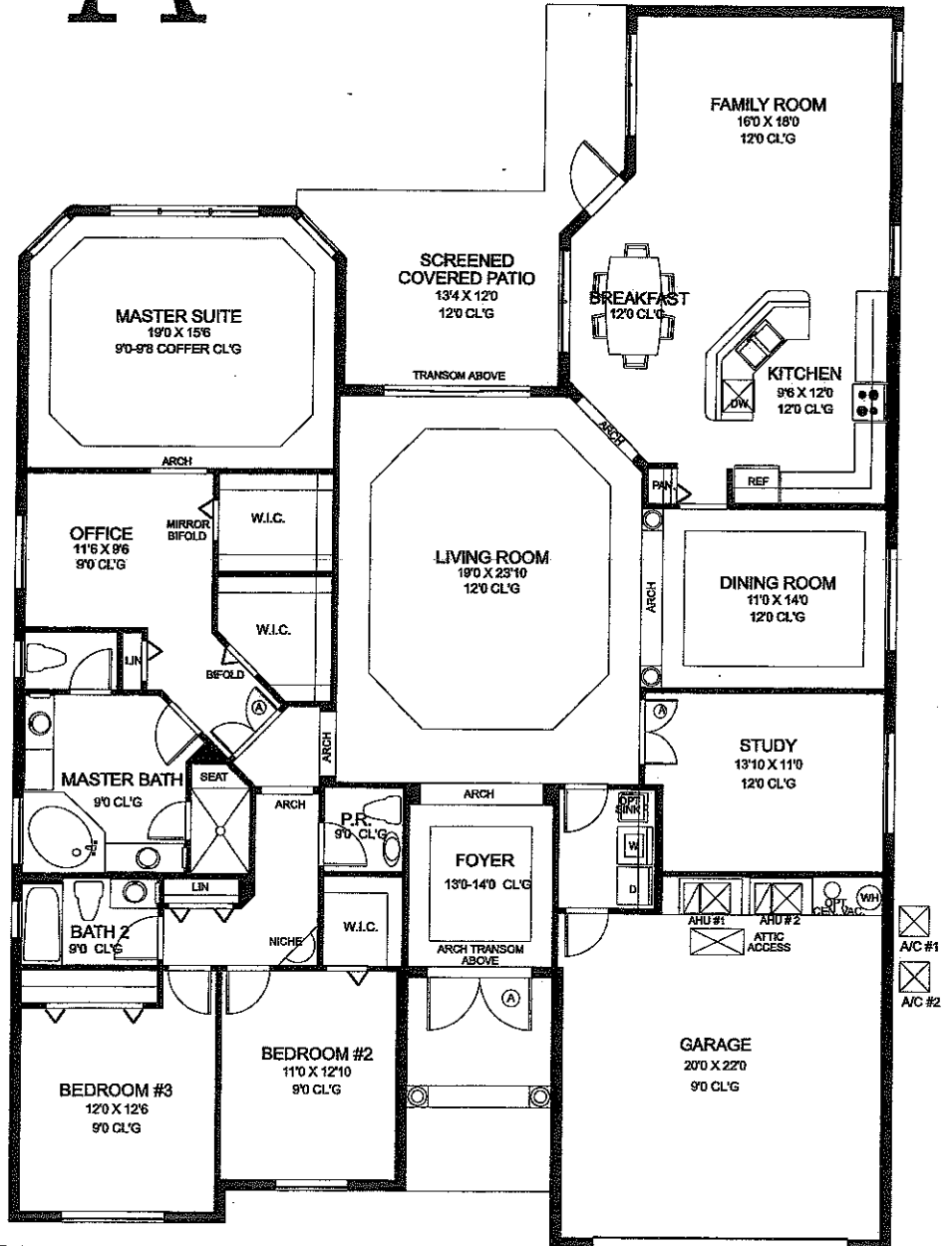
A/C sq. ft. 2811 · Total sq. ft. 3523



PRELIMINARY

Stresa-A

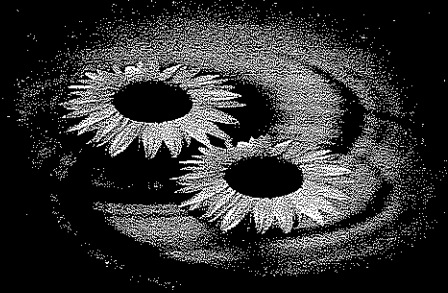
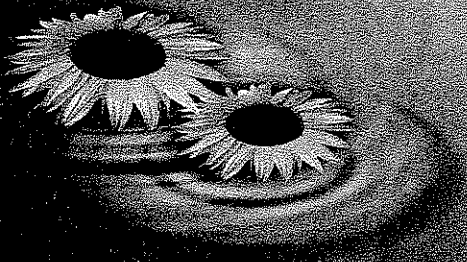
- 3 Bedroom
- Study/4th Bedroom
- 2-1/2 Bath
- Office
- Breakfast Room
- Family Room
- Screened Covered Patio
- 2 Car Garage

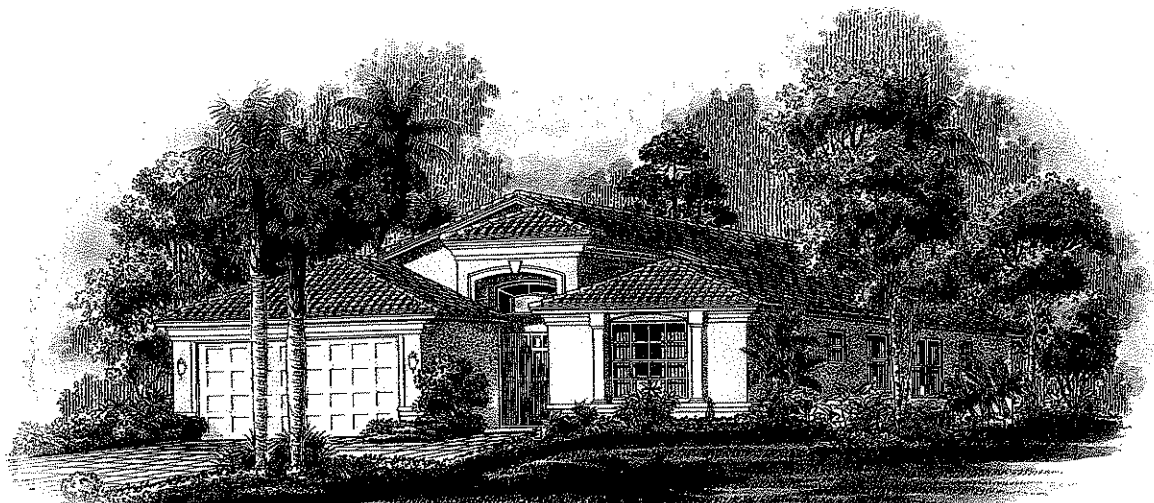


A/C sq. ft. 2920 • Total sq. ft. 3680

Da Vinci

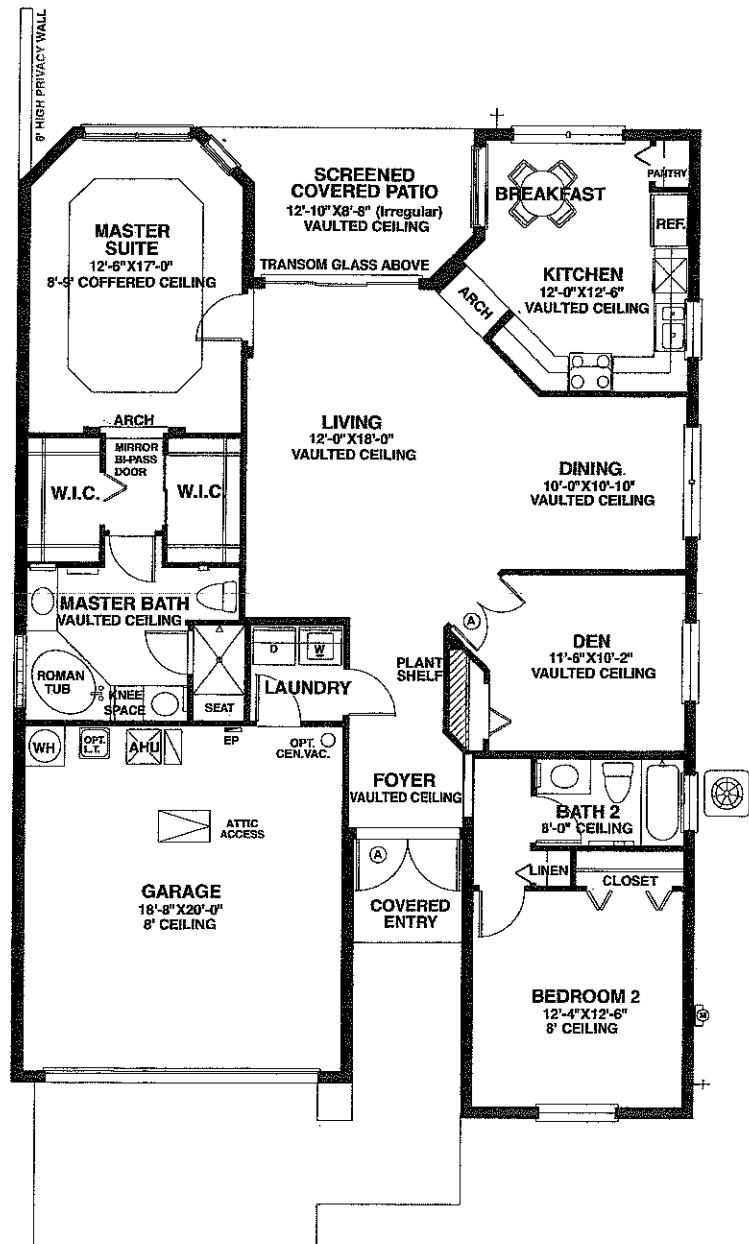
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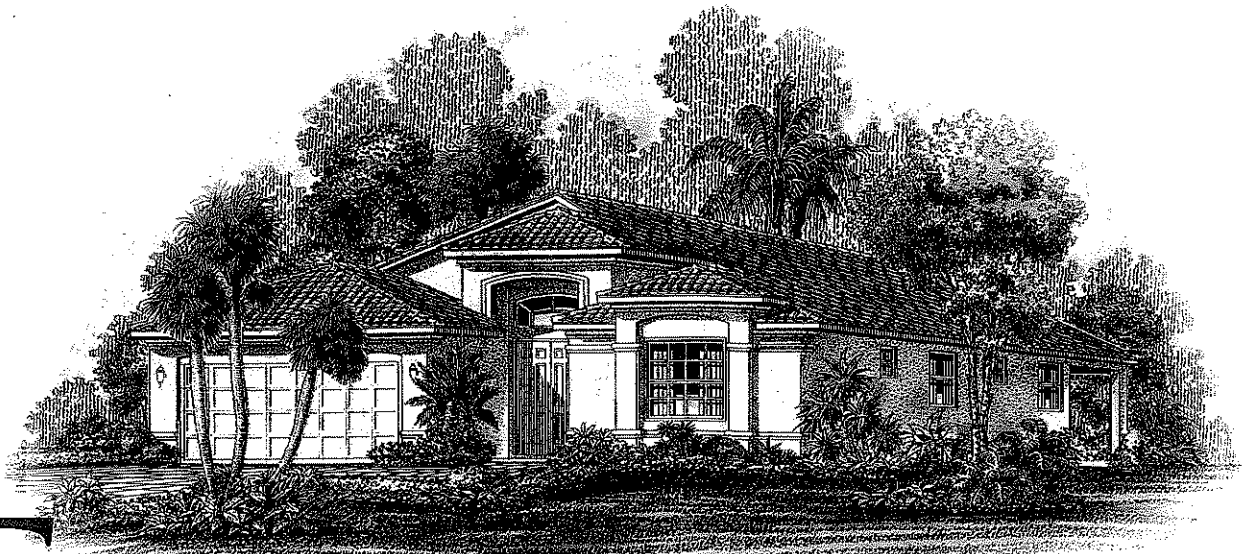


Napoli

- 2 Bedroom
- Den/3rd Bedroom
- 2 Bath
- Screened Covered Patio
- 2 Car Garage

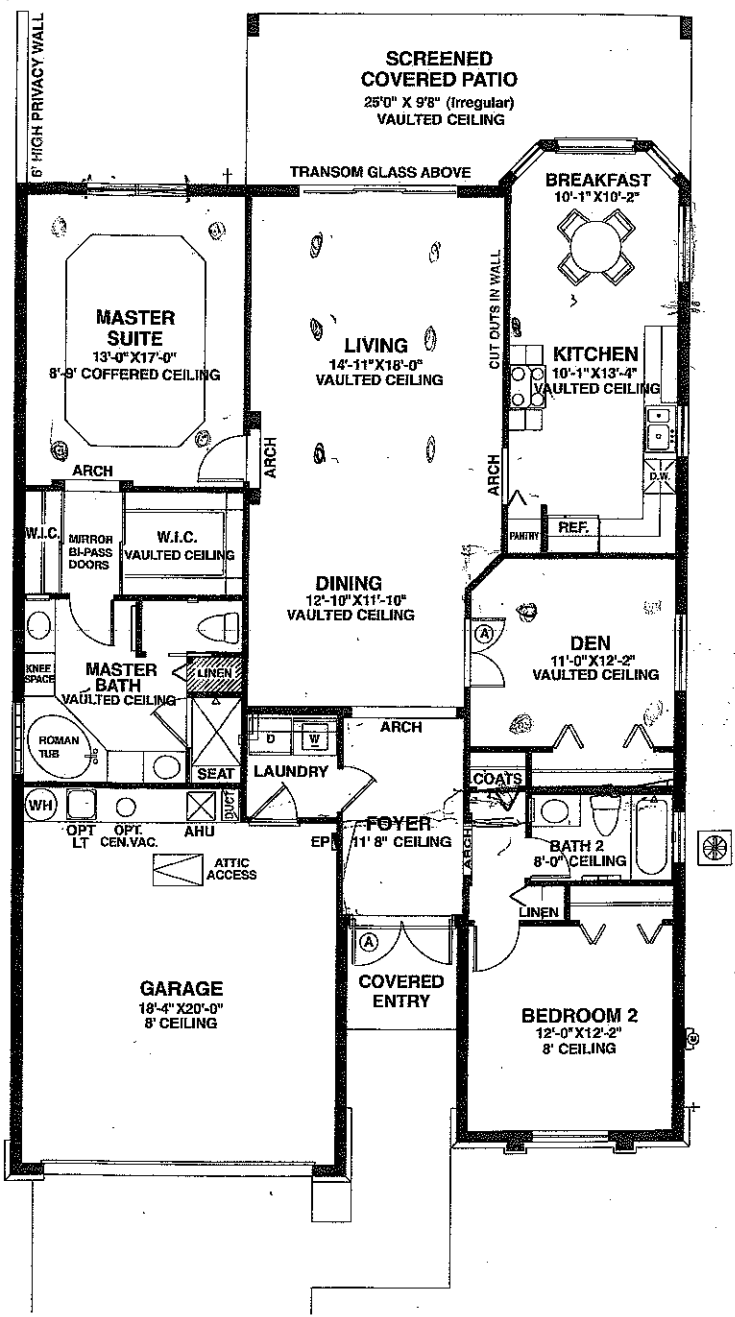


A/C sq. ft. 1624 · Total sq. ft. 2184

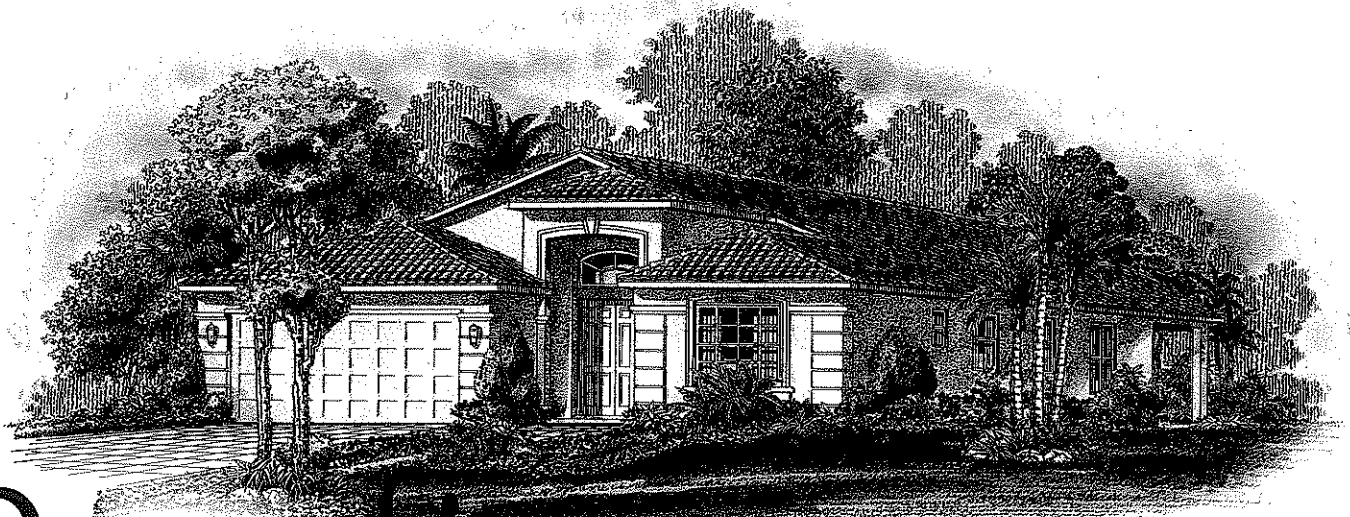


Ferrara

- 2 Bedroom
- Den/3rd Bedroom
- 2 Bath
- Breakfast Room
- Screened Covered Patio
- 2 Car Garage

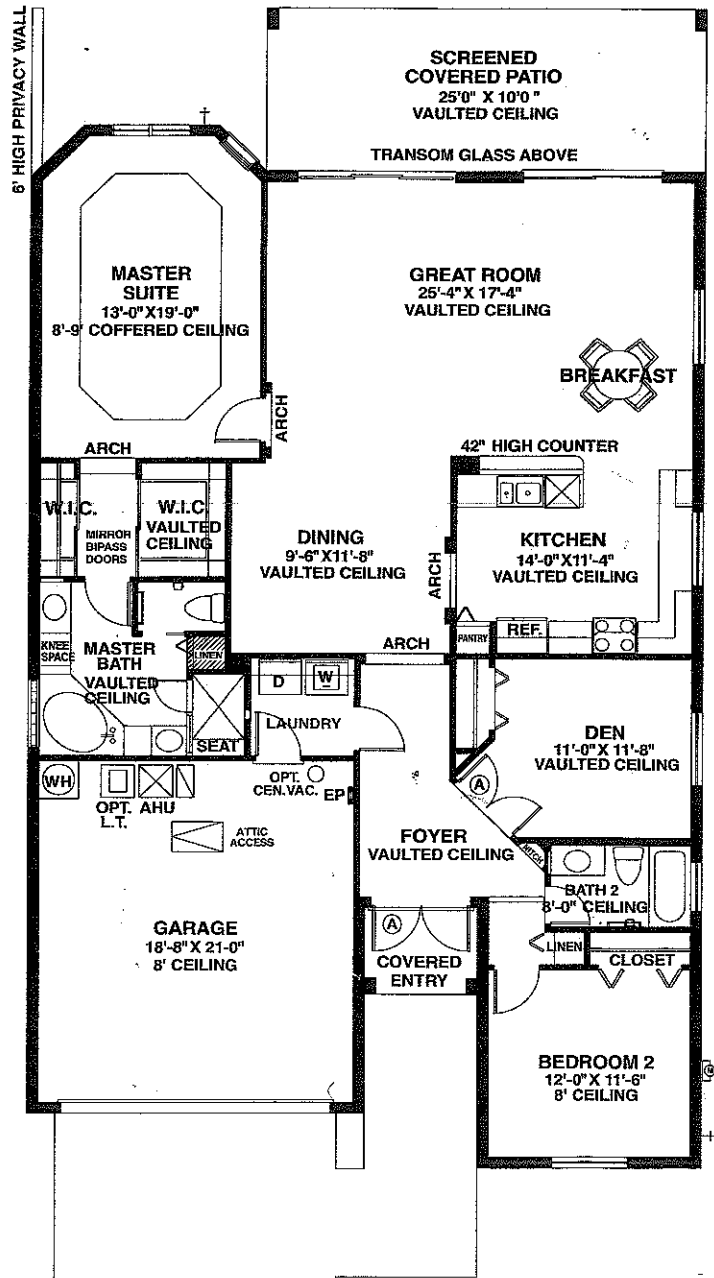


A/C sq. ft. 1785 • Total sq. ft. 2496

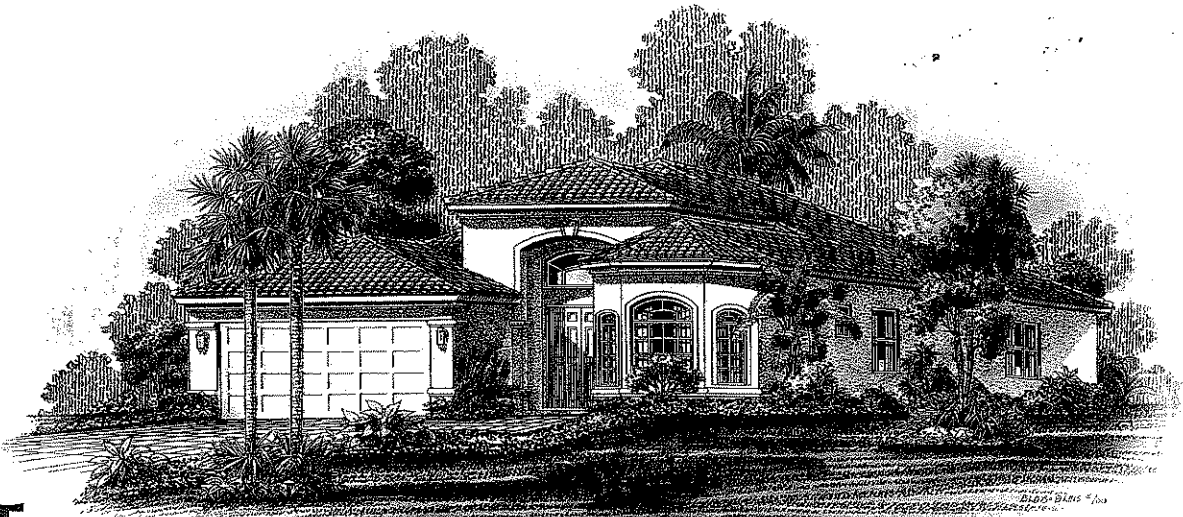


Portofino

- 2 Bedroom
- Den/3rd Bedroom
- 2 Bath
- Breakfast Room
- Great Room
- Screened Covered Patio
- 2 Car Garage

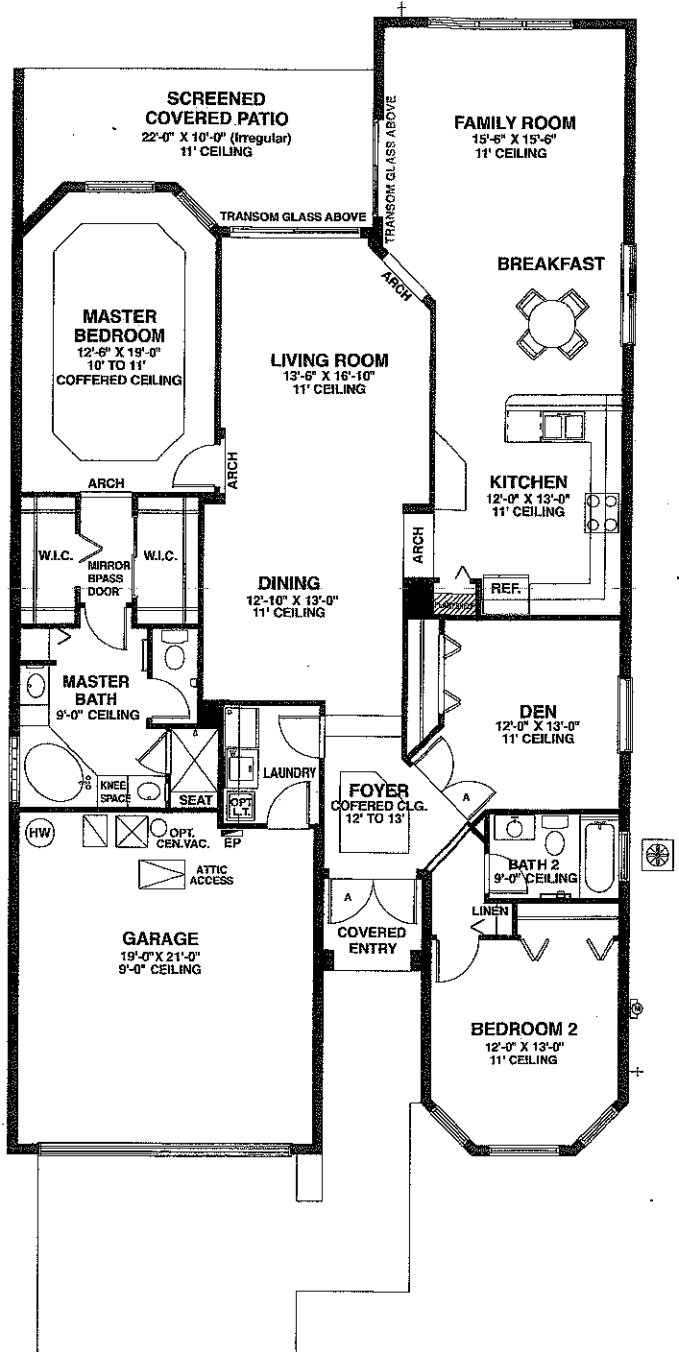


A/C sq. ft. 1882 • Total sq. ft. 2606

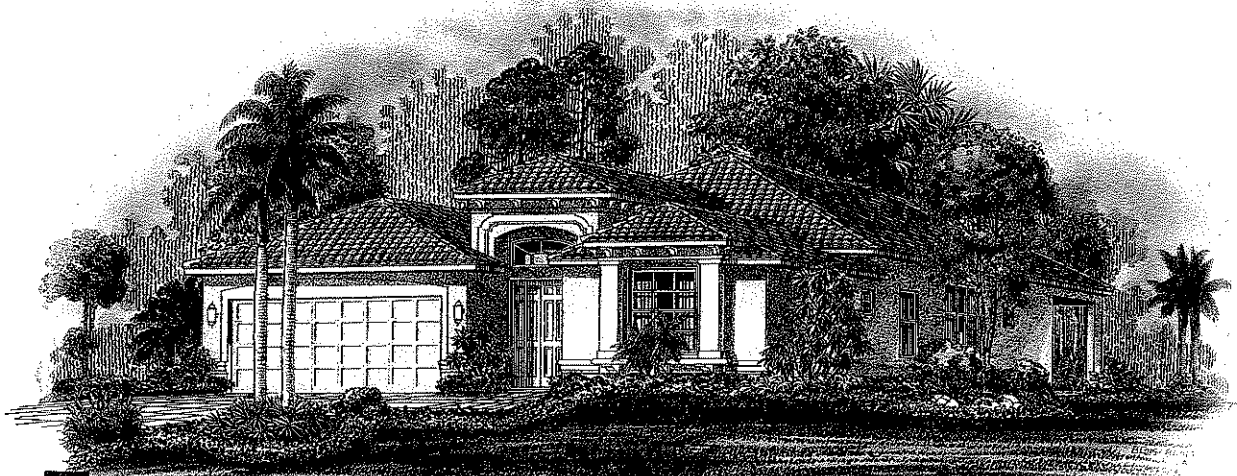


Novara

- 2 Bedroom
- Den/3rd Bedroom
- 2 Bath
- Breakfast Room
- Family Room
- Screened Covered Patio
- 2 Car Garage

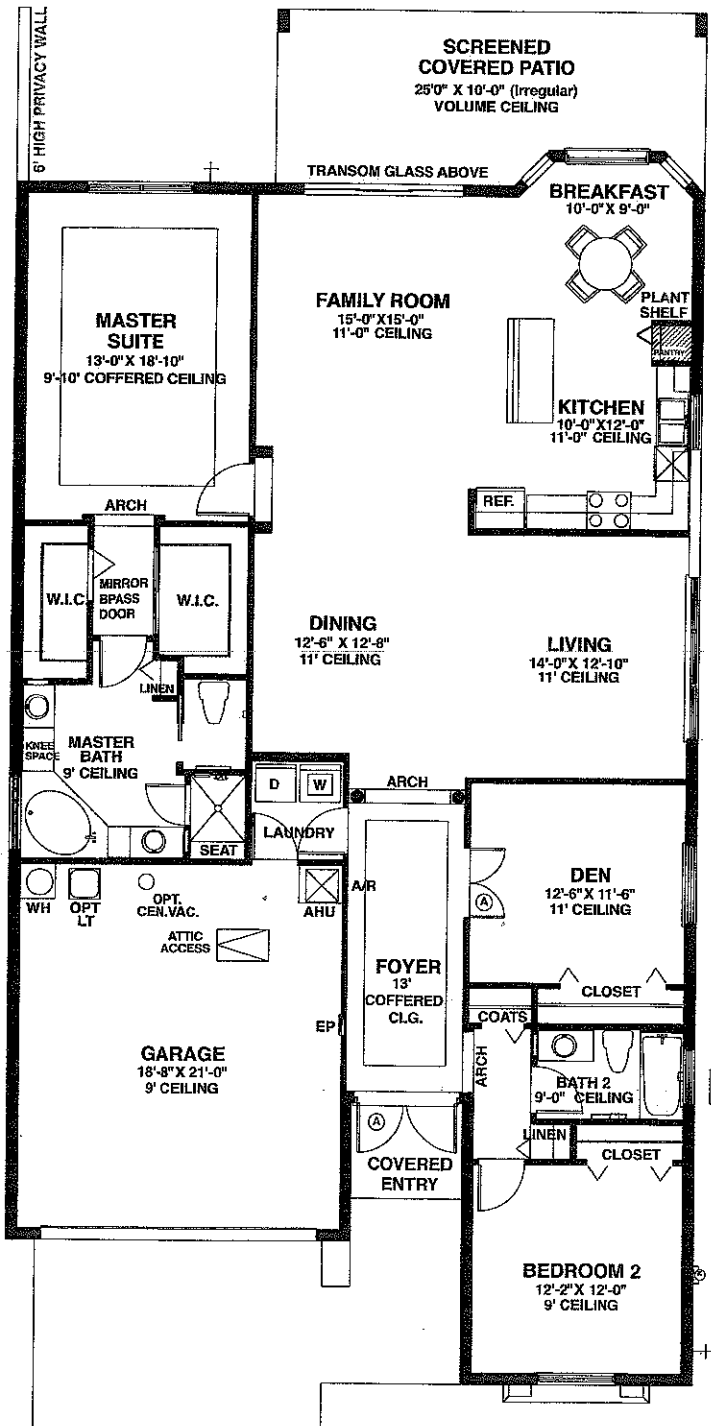


A/C sq. ft. 2053 • Total sq. ft. 2724

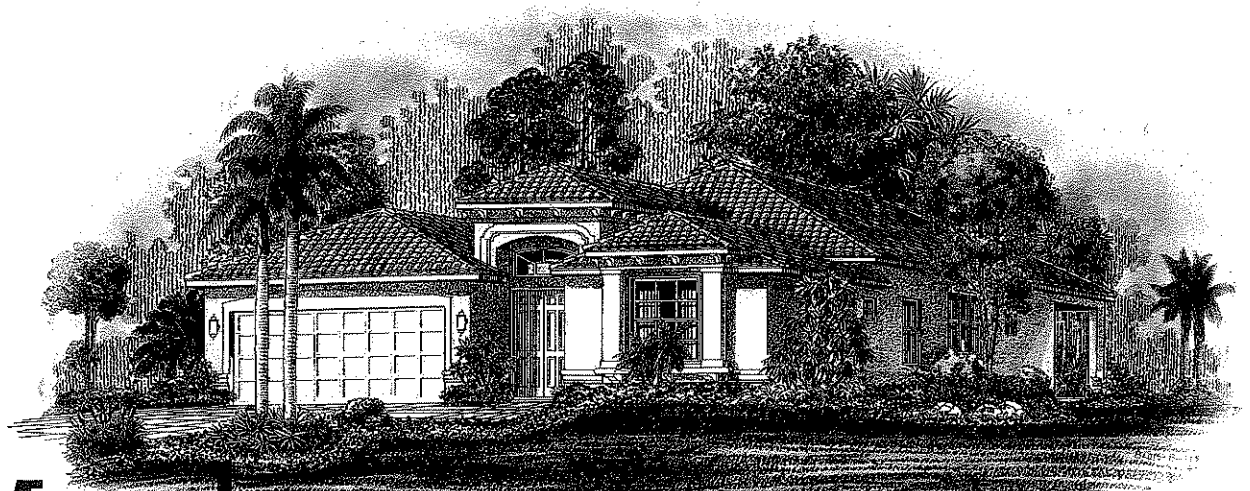


Venezia

- 2 Bedroom
- Den/3rd Bedroom
- 2 Bath
- Breakfast Room
- Family Room
- Screened Covered Patio
- 2 Car Garage

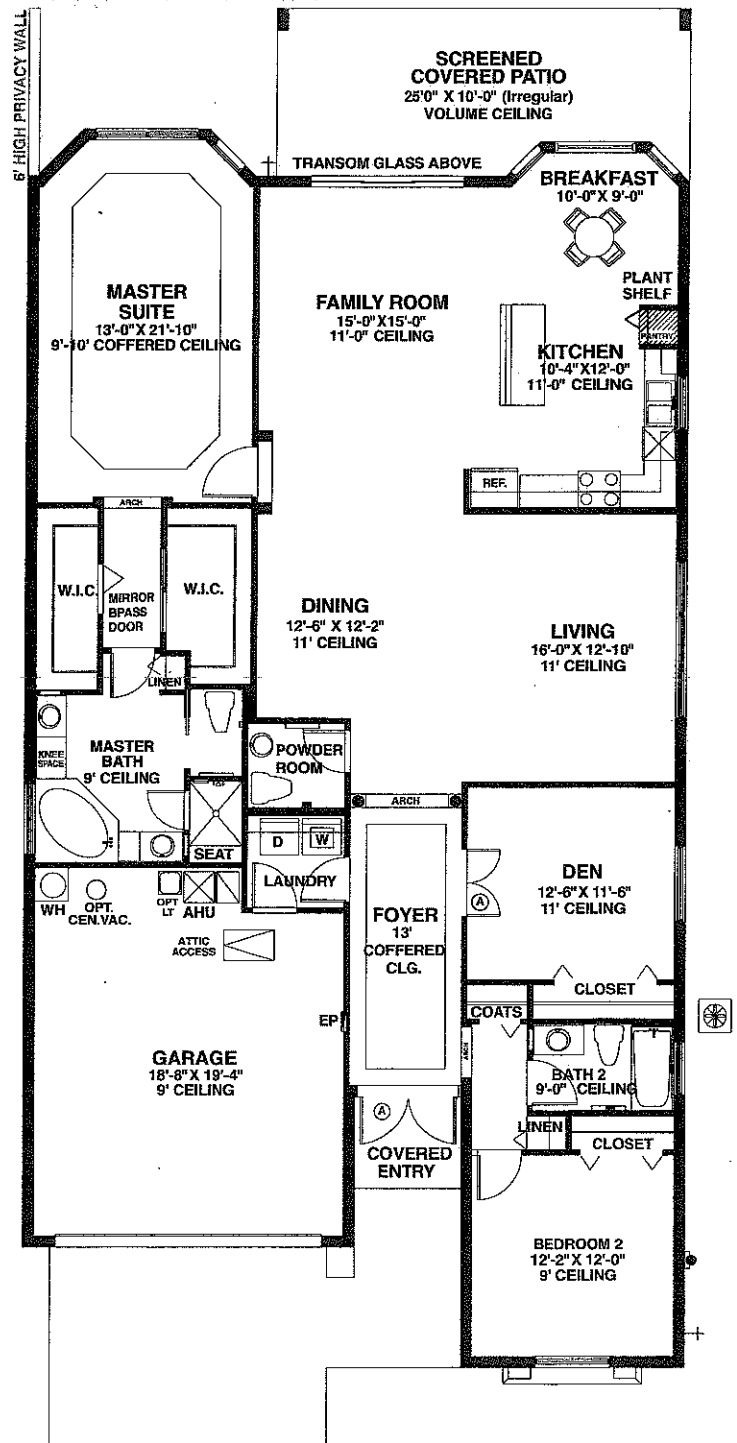


A/C sq.ft. 2092 · Total sq.ft. 2784



Modena

- 2 Bedroom
- Den/3rd Bedroom
- 2 -1/2 Bath
- Breakfast Room
- Family Room
- Screened Covered Patio
- 2 Car Garage



A/C sq. ft. 2217 • Total sq. ft. 2913

THE BELLAGGIO TO

GOURMET KITCHEN

- GE Microwave featuring 1.6 cu. ft. **Spacemaker with Circuware™ 1000 Cooking System**, mounted above GE self-cleaning range
- GE Energy Efficient Refrigerator, 25.0 cubic foot side by side with water/ice dispenser in the door and built in water filtration
- GE Dishwasher featuring 5-cycle 12 option with QuietDesign™ sound package and HotStart™ option feature
- GE Free-Standing Range featuring QuickClean self-cleaning system and color-matched oven door with window
- Dual compartment, stainless steel sink with Moen One-Touch faucet
- Insinkerator™ Badger5™ garbage disposal
- Mica countertops in **bullnose edging** in your choice of colors
- Ceramic Floor Tile standard selections in 16" sizes foyer, kitchen, breakfast and laundry rooms (Michelangelo Collection includes tiles in family room)
- **European-style hidden-hinge foil kitchen cabinets in your choice of color with rounded or beveled edge**
- Michelangelo Collection includes as standard 42" upper cabinets
- Separate pantry closet with vinyl coated ventilated shelving

LUXURY BATHROOMS

- Oversize Roman cultured marble tub with deck-mounted tub faucet and marble back splashes in all master baths
- Full width vanity mirrors
- His and her vanity counters with separate sinks and knee spaces in all master baths
- European-style hidden-hinge cabinets in bathrooms
- Cultured marble vanity counters in all baths in your choice of colors
- Enamel on steel bathtubs in second bathrooms
- Shower with glass enclosure in master baths, all with built-in seats
- Ceramic bathroom floor tile in a variety of colors in 12" and 16" sizes
- 6" ceramic tile in a variety of colors for shower and tub areas
- Moen bathroom sink fixtures with lever handles, for ease of use
- Designer strip lighting
- Oversized recessed medicine cabinets with beveled lower glass trim
- Non-skid bath tub

FUNCTIONAL LAUNDRIES

- GE Washer **upgraded to SuperPlus** capacity (3.0) cu. ft. with 3 speeds and 10 wash cycles
- GE Dryer **upgraded to Extra Large** capacity (6.0) cu. ft. with Automatic Dry Control

INTERIOR APPOINTMENTS

- **Knockdown ceilings in all homes**
- Vinyl-coated ventilated closet shelving
- Formal entries with raised ceilings and ceramic tile floors
- Colonial-style wood baseboards
- Wall to wall carpet in your choice of designer colors (Multiple optional upgrade lines are available)
- Marble window sills
- Colonist-style raised panel interior doors (8 ft. per plan)
- Air conditioning vents in bathrooms and walk-in closets
- Mirrored closet door in master bedrooms (by plan)
- Exterior paint with anti-fungal additives
- Washable interior paint.
- Engineered white anodized aluminum single hung windows for wind load standards
- Continuous wood backing in standard showers and tubs at approved heights

ELECTRICAL SPECIFICATIONS

- Cable television outlets in all bedrooms, den, kitchen, & family room
- Standard lighting provided in outdoor entry, foyer, laundry room, hallways and garage
- Recessed lighting in kitchen
- A/C Energy Efficient
- Individually wired (**Home runs**) telephone outlets in all bedrooms, den and kitchen with upgraded Category 5 wire for **high speed Digital entertainment and Internet connections**
- Electric door chime
- Fluorescent lighting fixtures in master bedroom walk-in closets
- Weatherproof exterior electric GFI outlets
- Energy efficient 50-gallon quick-recovery hot water heater
- 200 AMP service
- Ceiling fan pre-wiring in all bedrooms, den and family room or great room
- Enhanced grounding system

COMFORT AND CONVENIENCE

- Rocker-style electrical switches
- Large medicine cabinets
- Easy access opening lever door handles
- Digital readout thermostat
- Elevated electrical outlets (18" off the floor)
- Elevated bath vanity counters

TAL HOME PACKAGE

SPECIALY EXTERIOR DESIGNED FEATURES

- Double door entries with transom glass above (8 ft. per plan)
- Glass block or privacy glass windows in all master bathrooms (by plan)
- Transom windows above sliding glass doors (by plan)
- **Screened** and covered patio areas, with tile roofs and broom swept concrete floors
- Master bedroom suites feature bay windows and coffered ceilings (by plan)
- His and her closets in most master bedroom suites (by plan)
- Concrete Spanish double roll roof tile
- Fully sodded and landscaped home site (with common automatic sprinkler system)
- Selection of coordinated exterior color combinations
- Long wearing **brick paver** driveways, walkways and covered entries
- Two garden hose connections
- Decorative mailboxes

IN HOME SECURITY

- Centralized direct phone monitoring security alarm system via off-site control center
- Double locks and screens on all windows
- Alarm system with contacts on windows and doors
- Double remote automatic garage door openers
- See-through magnifier on front door entry
- Smoke detectors throughout
- Medical emergency and fire alert buttons on alarm keypad
- Transparent, light transmittable glass blocks engineered for wind load standards
- Extra secure deadbolt locks on front entry door
- Tempered sliding glass doors and windows in all wet areas
- **Pressure point control valve** on all showers to minimize the chance of scalding

WARRANTY LOW MAINTENANCE

- **Ten-year** structural warranty
- Yard maintenance in the front and rear
- Ceilings contain R-19 fiberglass **Batte** insulation
- Manufacturers warranty on all your appliances
- **Two-year** parts and labor air conditioning warranty
- Five-year warranty on air conditioning compressor, 2 year parts & labor, balance parts only
- EEAC (Energy Efficient Air Conditioning) with stipulated SEER ratings
- Hurricane rated aluminum metal garage doors with raised panels
- All exterior window, doors and penetrations contain modified urethane sealant
- Soil is pre-treated for termite protection at the slab foundation
- Steel front door with weather stripping insulation

CONSTRUCTION STANDARDS

- Steel reinforced monolithic building foundation with concrete block construction, steel-reinforced, poured concrete columns and **tie beam system**
- Pre-fab roof trusses with straps and connect engineered for uplift, load and lateral forces
- Hurricane shutters per code
- 5/8" plywood with double-ply hot mopped felt and nailed on tag roof system tile
- **Copper plumbing** water lines throughout, includes slab and riser lines
- Stucco finish on exterior walls, soffits, covered entries and covered patios

COMMUNITY SECURITY

- Two 24-hour manned entrances for easy and fast access
- A combination of lakes, plush landscaped berms or privacy walls will be surrounding your community
- Fast action up and down arm on guardhouse, entrance