

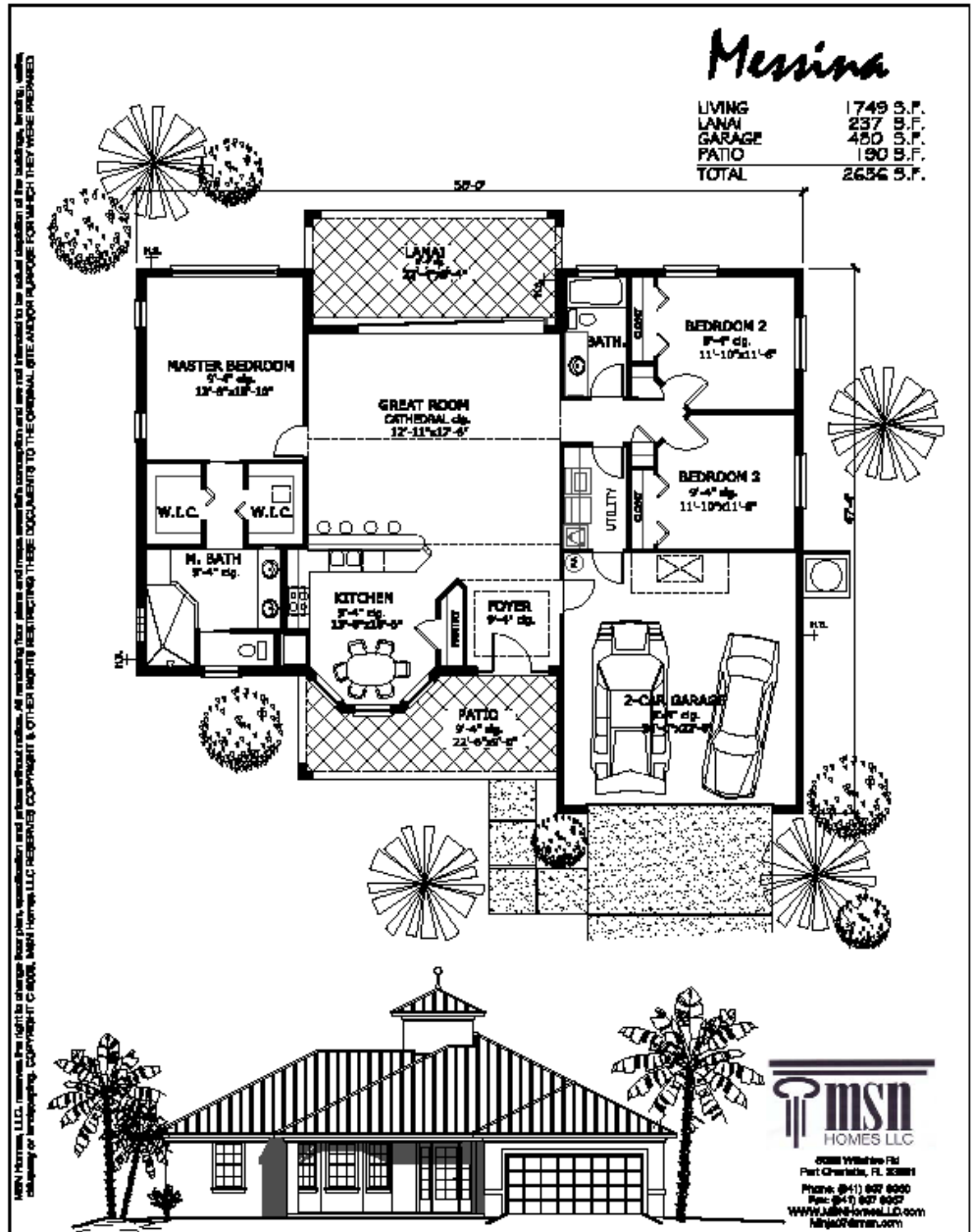


MODEL HOME CENTER
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Messina

A spacious 3 bedroom, 2 bath, 2 car garage home that has everything you need. The master suite has his and hers walk in closets and an oversized shower. A beautiful entry way leads into the living area with cathedral ceilings and huge sliding doors opening into the lanai. A perfect home for the family or Florida winter vacations.





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STANDARD HOME SPECIFICATIONS

CUSTOM

- Formal Dining Area
- Screened lanai with low maintenance masonry supports
- Classic master bedroom suite
- Spacious high ceilings per plan design
- Tempered safety glass in all sliding glass doors
- 8' & 6'8" height sliding glass doors per plan
- 7' high garage door with automatic door opener and 2 controls per plan
- Palladian style windows per plan design

KITCHEN

- Custom GE white-on-white appliances including range w/self cleaning oven and pot scrubber dishwasher
- GE microwave vented to exterior
- ½ hp disposal
- Granite countertop
- Beautiful stainless steel sink
- Pull out faucet with spray
- Pantry per plan design

CABINETRY & TRIM

- Custom designed Thermofoil raised panel cabinets in a variety of colors
- Hidden hinges on all cabinet doors
- Mirror medicine cabinets in bathrooms
- Hard surface tops available in a wide variety of designer colors in kitchen and bathrooms
- Adjustable shelves in all cabinets
- Bank of drawers included in kitchen
- Raised vanities in bathrooms

CONSTRUCTION

- Steel reinforced footings
- Visqueen vapor barrier under slab
- Professional bonded termite soil treatment under entire slab
- Professionally engineered roof trusses
- Low maintenance exterior finish
- 8" concrete block constructed with continuous poured reinforced concrete beam
- Hurricane anchors on all trusses imbedded in concrete
- High quality paint formulated for local climate conditions
- ½" exterior soffit board in front entry and lanai ceilings
- ½" OSB plywood roof sheathing
- Tray ceilings per plan design
- 9'4" ceiling height

INSULATION & ENERGY SAVINGS

- AL Foil insulation on exterior masonry
- R-30 in living area ceilings, all knee walls
- R-30 bat. insulation in vaulted ceilings
- R-11 between garage and living area
- Aluminum soffit with continuous vent for attic ventilation, two ridge vents per plan

OUTSIDE FEATURES

- 25 year dimensional shingle roof
- Steel insulated exterior doors w/weather stripping
- "Schlage" entry handle sets @ entry doors
- Low maintenance white or bronze aluminum windows
- Low maintenance textured finish on walls with decorative banding per plan elevation
- 35' concrete driveway
- Underground utilities
- County water and service hook-ups
- Feature lighting on exterior porch and entry
- Garage coach lights on switch
- Spraycrete finish on lanai and front entry
- House placement site plans
- Professionally designed and installed landscaping package

INTERIOR

- ½" Drywall with knockdown texture on walls and ceilings
- Marble window sills
- Finished walls in garage and stained floor
- Easy to clean enamel paint on interior trim, molding & doors
- Washable satin paint on all interior walls
- Choice of quality wall to wall stain resistant carpet and 9/16" rebound pad
- Choice of ceramic tile in foyer, kitchen, laundry room & bathrooms
- Air-conditioned deep walk-in closets with ventilated shelving per plan design
- Pull-down attic stairs for easy access
- Full mirrors over vanities
- Decorative raised panel doors with 3 hinges matching top quality hardware
- Knee space or bank of drawers in master bath per plan
- Bifold doors in master bathroom per plan

PLUMBING

- Laundry tub included
- 1.6 Gallon flush water closets
- Heavy gauge seamless copper water lines under slab
- White safety grab bars in showers
- Copper water lines for ice maker
- 3 outside hose bibs
- Tempered glass shower door in master bathroom
- Single lever faucets in baths & showers
- Ceramic tile surround at bathtub or shower per plan in guest bathroom
- 40 Gallon energy miser water heater with quick recovery
- Cultured Marble tub per plan design in master bath

ELECTRICAL

- Minimum 200 amp service
- GFI outlets in all wet areas
- Recessed lighting per plan design
- Smoke detectors w/battery back up
- Switched light fixtures in walk-in closets
- Copper wiring throughout
- Silent rocker switches
- Prewired for ceiling fans in all bedrooms, leisure room & lanai
- Prewired for 3 TV outlets & 2 phone outlets
- Washer & dryer hook-ups
- 2 Weatherproof exterior electrical outlets
- Front door chime
- Vapor proof lights over showers
- Exhaust fans in all bathrooms

HEATING & AIR CONDITIONING

- Easy-to-change filter system
- Supply vents in walk-in-closets
- Return air grills
- High efficiency heating and cooling system SEER 14

These features are representative only. MSN Homes reserves the right without notice or approval by purchaser to make any changes for features, materials & equipment listed above. All furniture, window treatments, accessories, plants, pictures, light fixtures & ceiling fans are for display purpose only and are not included in the price of the house.