



8066 Wiltshire Drive
Port Charlotte, FL 33981
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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 plans

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

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