

# Distinction by Design

*Cardel's building standards include inspired features that exhibit craftsman quality, functionality and enduring appeal. Each feature has been individually selected to enhance the value of your new home.*

## **ESTHETIC DETAILS AND ARCHITECTURAL ELEGANCE**

- Cardel designer assists clients with selection of all interior colors, upgrades and options exclusively at the Cardel Design Center
- Extensive architectural features, including niches, vaulted ceilings, transom windows, arches, column, and plant ledges
- Rounded dry walled corners throughout home (where possible)
- 13" x 13" ceramic flooring in kitchen, bathrooms, laundry room and foyer
- Shaw Avensong Classic carpet over 1/2" 6 lb bonded cushion in balance of areas
- Luxurious shower and tub combinations
- Elongated toilets
- Elegant Mansfield fixtures in all bathrooms
- Progress lighting throughout home
- Five ceiling fan pre-wires minimum per plan
- Elegant Decora switches throughout home
- Oak designer vanities in two stain colors, complete with durable laminate tops
- Elegant architectural door headers to all hall side and common area interior doors
- Interior trimmed with Colonial style for beauty and elegance
- Classique paneled interior doors for added visual appeal
- 5 1/4" baseboards
- Imported travertine window sills

## **QUALITY CONSTRUCTION AND FUNCTIONAL DETAILS FOR PEACE OF MIND**

- Every home is equipped with pest control tubes installed in interior walls to provide unparalleled protection of your investment, with easy access application panels located on the exterior of the home for your privacy
- High-quality interior and exterior door hardware for long life and security
- Water softener loop pre-plumbed in all attached garages
- Under slab soil treatment for termite protection
- Fully sealed protective vapor barrier steel reinforced concrete foundation and floor
- Structurally engineered roof trusses secured with high-strength galvanized steel hurricane straps for your peace of mind
- Durable PVC water supply lines
- Exhaust fans in all bathrooms
- Free-sliding shelves in all closets for your convenience
- Masonry block wall construction with engineered poured concrete cells complete with steel reinforcement to perimeter masonry walls
- Builders 2/10 limited warranty
- 10 year limited structural warranty
- Washer and dryer hook-ups
- Garage door opener (double garage only)

**BUILDING STANDARDS  
PLATINUM SPECIFICATIONS**

**CARDEL  
HOMES**

CARDELHOMES.COM

REALLY WELL BUILT

**LOW MAINTENANCE EXTERIOR APPEAL**

- High-strength double glazed aluminum Lowe windows
- 30-year dimensional shingles
- Quality manufactured maintenance-free vinyl soffits and aluminum fascia complete with aluminum drip edge
- Heavy duty exterior weatherproof electrical outlets, minimum two per plan
- Heavy duty exterior hose bibs, minimum two per plan
- Decorative entry light and coach lights on most floorplans
- Large vaulted lanais on most plans
- Coach lights on all lanais
- Exterior paints specially designed for Florida climates
- Fiberglass exterior doors on all homes
- Automatic irrigation system with multi-zones per guidelines
- Well designed landscape package complete with St. Augustine sod, per developer's guidelines
- Stardeck II coatings to all front entries and lanai surfaces
- Smooth Sand Stucco Exterior Finish
- Upgraded raised batten detail on all four exterior elevations

**ENERGY-SAVING FEATURES**

- Highly efficient insulation products for ceiling and walls; Alfoil R 4.2 masonry block wall insulation, R-11 batt insulation for framed walls, R-30 fiberglass insulation for ceilings
- Insulated ductwork throughout entire home for added comfort
- Rigid ductwork in garage for air handler
- Ridge or offset roof vents
- Custom designed heating systems for all homes
- High-efficiency air conditioning
- Programmable thermostat
- 50 gallon quick recovery water heating system (in most plans)

**FUTURE-READY STRUCTURED WIRING**

- Hard wired, high-quality smoke detectors complete with battery backup system for your personal safety, located inside and outside every bedroom and common area
- Upgraded structured wiring package as per developer guidelines

**KITCHEN CONVENIENCE THAT NO HOME SHOULD BE WITHOUT**

- Elegant 42" Seacrest birch cabinetry available in two stains
- Well designed kitchen islands feature electrical outlets on two sides (most plans)
- Cabinet design and placement to maximize storage and usable counter space
- Convenient walk-in pantries in most homes
- 13" ceramic tile flooring
- Five recessed can lights
- High capacity garbage disposal unit
- GE 30" gas range black on black
- GE 30" electric range range black on black
- GE built in under counter dishwasher black on black
- GE black microwave installed over stove area or under cabinet
- Stainless steel dual compartment kitchen sink
- Quality MOEN Brantford faucets
- Water line rough-in to fridge location with shut-off valve
- White or Bone Corian kitchen and butler pantry countertops

*Please note that model homes include certain interior finishing details, accessories and furniture not included in the purchase price of the homes. All homes only include those items in the standard specifications, which is part of the Cardel Homes purchase agreement. The items featured in this document are subject to change without notice. Please consult your Area Manager for any details on available upgrades and included items. Legal fees, disbursements, and registration costs included. E.&O.E.*

