

Individually Selected to Enhance the Value of Your New Home

Cardel's building standards include an exceptional group of features ranging from purely eclectic to solidly functional. Each feature has been individually selected to enhance the value of your new home.

ARCHITECTURAL ELEGANCE

- Cardel Designer to assist client 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, columns and plant ledges
- Rounded drywalled 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 (excluding garden homes)
- Elegant Decora switches throughout home
- Oak designer vanities in two stain colors,
- Elegant architectural door headers to all hall side and common area interior doors
- Colonial-style interior trim for beauty and elegance
- Classique paneled interior doors for added visual appeal
- 5¼" baseboards
- Imported travertine window sills
- Free custom changes
- 3½" Coastal casings
- 5½" Coastal baseboards
- Select custom paint colors in a light to medium color swatch
- Cove molding to ceiling in (master bedroom area only)
- Solid surface in all baths (Corian)

QUALITY CONSTRUCTION, FORM AND FUNCTION

- Every home equipped with pest control tubes installed in interior walls to provide unparalleled protection of your investment; 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
- 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
- Builder's 2/10 limited warranty
- 10 year limited structural warranty
- Washer and dryer hook-ups
- Garage door opener (double garage only)
- Select custom paint colors in a light to medium color swatch
- Copper Creek black door hardware

BUILDING STANDARDS
PLATINUM SPECIFICATIONS FOR MIRABAY - BAY BREEZE

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REALLY WELL BUILT

LOW-MAINTENANCE EXTERIOR ACCENTS

- High-strength double-glazed aluminum windows complete with screens
- 30 year dimensional shingles
- Full aluminum gutters installed to all elevations in select areas
- 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
- Coach lights on all lanais
- Large vaulted lanais on most plans
- Exterior paints specially designed for Florida climate
- Full exterior cementitious product finish
- Fiberglass exterior doors on all homes
- Automatic irrigation system with multi-zones per guidelines
- Well designed landscape package complete with Celebration 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
- Interlocking stone on rear lanai, rear sidewalk, and driveway

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
- Double-Pane Low-E windows throughout home
- 30 year dimensional shingles
- 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)
- All bonus rooms have separate air conditioning systems

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 includes one universal, four media and two phones pre-wire in some areas
- Security alarm system includes perimeter and motion

KITCHEN CONVENIENCE

- 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
- Tilt out sponge tray in front of kitchen sink
- Convenient walk-in pantries in most homes
- 13" ceramic tile flooring
- Five recessed can lights
- High capacity garbage disposal unit
- Stainless steel dual compartment kitchen sink
- Quality MOEN Castlby faucets
- Water line rough-in to fridge location with shut-off valve
- Granite countertops in kitchen and butler pantry (Series 1)
- Glass pantry door
- GE 30" gas range black on black
- GE 30" electric range black on black
- GE built in under counter dishwasher black on black
- GE black microwave installed over stove area or under cabinet
- Seacrest birch cabinets
- Level 1 kitchen backsplash tile 4"x 4"

Please note that model homes include certain interior finishing details, accessories and furniture that is 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.

