

# Distinction by Design

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

## PLATINUM-PLUS EXCLUSIVE FEATURES

- 3 cm granite counter tops in kitchen and baths
- Elegant 42" Level 3 maple cabinetry with 2.25" crown molding and brushed nickel hardware in kitchen
- Level 3 maple cabinetry available in many stains for all baths
- Whirlpool 25 CF stainless steel fridge
- Whirlpool built-in under counter dishwasher stainless steel
- Whirlpool stainless steel microwave installed over stove
- Undermount sink and pull-out faucet in kitchen
- Tankless hot water heater so you never run out of hot water (gas communities only)
- Level 2 18"X18" tile (20 colors) in all wet areas
- 5.25" Victorian baseboard throughout
- 3.5" Victorian casing on both sides of doors and closets
- All closets have swing doors
- Recessed can lighting in hallways and closets per plan
- Imported Travertine window sills
- Epoxy garage floor coating
- Outlet for future above-cabinet lighting
- Level 2 wall tile in all baths
- 200 amp electrical service
- RedGard coating applied under all tile as a crack suppressant
- Bora-Care termite treatment on interior walls

## LOW-MAINTENANCE EXTERIOR APPEAL

- High-strength double-glazed low-e 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 all 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 per developer's guidelines
- Stardeck II coatings to all front entries and lanai surfaces
- Stucco exterior finish
- Upgraded raised batten detail on front exterior elevations

## 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
- Shaw Avensong Classic carpet over 0.5" 6 lb bonded cushion in balance of areas
- Luxurious shower and tub combinations
- Elongated toilets
- Elegant fixtures in all bathrooms
- Progress lighting throughout home
- Five ceiling fan pre-wires minimum per plan
- Elegant Decora switches throughout home
- Classique paneled interior doors for added visual appeal

## QUALITY CONSTRUCTION AND FUNCTIONAL DETAILS FOR PEACE OF MIND

- Every home is equipped with pest control tubes installed in 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
- Fully sealed protective vapor barrier steel reinforced concrete foundation
- Structurally engineered roof trusses secured with high-strength galvanized steel hurricane straps for your peace of mind
- Durable CPVC 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
- Bonded builder's 2 year/10 year limited warranty
- Washer and dryer hook-ups
- Garage door opener (double garage only)

## 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

- Nickel hardware on cabinets
- 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
- High-capacity garbage disposal unit
- Stainless steel dual compartment kitchen sink
- Quality MOEN Brantford faucets
- Water line to fridge location with shut-off valve

## 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

