

Distinction by design.

Executive Specifications

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.

EXCLUSIVE EXECUTIVE FEATURES

- 1³/₁₆" granite countertops in kitchen and baths
- Elegant 42" Level 3 maple cabinetry with 2¹/₄" crown molding and brushed nickel hardware in kitchen
- Level 3 maple cabinetry available in many stains for all baths
- Whirlpool built-in stainless-steel oven and microwave
- Whirlpool stainless-steel cooktop
- Whirlpool stainless-steel hood fan
- Whirlpool stainless-steel dishwasher
- Whirlpool stainless-steel refrigerator
- Undermount sink and pull-out faucet in kitchen
- Undermount sinks in master bath
- Tankless water heater (gas communities only)
- Radiant barrier insulation
- Level 2 hardwood floors in den and dining room
- Level 2 18"X18" tile to great room, hallways and all wet areas
- Crown molding in den, dining room and great room
- 5¹/₄" Victorian baseboard throughout
- 3¹/₂" Victorian casing on both sides of doors and closets
- Upgraded interior paint
- Swing doors on all closets
- Lever handles on all doors/closets
- 8' interior doors throughout (where architecturally possible)
- 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
- Raised vanities throughout
- Level 1 tile backsplash in kitchen
- 200 amp electrical service
- 14 SEER air conditioning unit(s)
- 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
- Shingle or tile roof – elevation specific
- 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

- Professional Cardel design assistance 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
- Level 2 Shaw carpet over 1/2" 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 island features electrical outlets on two sides (most plans)
- Cabinet design and placement to maximize storage and usable counterspace
- 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
- Radiant barrier insulation

