



CARVALHO CONDOMINIUMS

STANDARD FEATURES

EXTERIORS

- Richly detailed exterior elevations
- Professionally selected color combinations
- Premium Composition Roof with 40-year warranty
- Covered porches and entryways with waterproof decking
- Hardi-Plank lap siding with 50-year limited warranty
- Fully landscaped with care-free, no maintenance yards
- Garage doors with windows per plan including two automatic openers
- True cement-based three-coat stucco system

INTERIORS

- Sculptured architectural detailing throughout with volume ceilings
- Designer-selected recessed accent lighting
- Schlage satin nickel door hardware
- Carrera two-panel doors with painted trim
- Gas fireplace with painted mantel and tile surround
- Tile floor in entry
- State-of-the-art Elan 18" panel with extension modules - compatible (CAT 5) wiring throughout
- Pre-wired for 3 telephone and 3 cable
- 5-1/4" base board with traditional door case trim. MDF windowsills with apron moulding
- Concealed fire sprinklers throughout home
- Pre-wired for security system

IN THE KITCHEN

- Kohler Forte polished chrome faucet with pullout sprayhead and lever handle
- Sterling by Kohler stainless steel sink
- Recessed panel Quality Cabinets®
- Laminate counters with self edge and 6" tile backsplash
- Recessed can lighting
- Vinyl floors

GE HOME ESSENTIALS APPLIANCES

- GE® 30" gas range
- GE® tall tub built-in dishwasher
- GE® Spacemaker microwave oven

QUALITY CONSTRUCTION AND ENERGY SAVING FEATURES

- Meets Earth Advantage® requirements for energy efficiency, indoor air quality, environmental responsibility and resource efficiency
- Engineered steel and reinforced monolithic-placed concrete foundation with visqueen vapor barrier
- Engineered floor systems and roof truss systems throughout
- High efficiency 90+% gas furnace
- Vinyl dual-glazed windows with limited lifetime warranty
- R-21 insulation in exterior walls
- R-49 insulation blown in all attic and ceiling areas
- Acoustical engineering for maximum sound control
- Pre-wired with coil case & line set for future air conditioning

IN THE BATH

- Kohler Devonshire faucets
- Full vanity mirrors with designer lighting

Master Bathroom

- Kohler Serif vanity sinks with dual vanity
- Kohler Serif toilet with elongated front
- Laminate countertop with self edge and backsplash
- Compartmentalized water closets
- Tile shower with fiberglass pan
- Obscure glass shower enclosure
- Soaking tub with tile surround
- Vinyl floor

Second Bath

- Kohler Archer vanity sink
- Sterling by Kohler Riverton Toilet with elongated front
- Kohler fiberglass tub/shower
- Laminate countertop with self edge and tile backsplash
- Vinyl floor