

# Features

## Exterior Features

- Dramatic architecture design with custom details and accents
- Custom Fiberglass front door & hardware
- Raised panel garage doors with automatic openers
- Paved driveways and walkways
- Lush tropical landscaping with automatic irrigation system
- Decorative shutters and railings per plan
- Hose bib connections
- Low E impact resistant aluminum windows (PGT) and French doors that meet current Florida wind codes

## Designer Details

- All interior walls and ceilings are light textured, with smooth walls in kitchen, baths and laundry room
- 1 3/4" solid wood routed profile interior doors
- Generous selection of stone, ceramic, and porcelain tile flooring w/ inlays per plan (thin set installation)
- 7/8" premium base and 4 1/4" door casing
- 7/8" premium crown in coffer per plan
- Emtek lever interior door hardware in choice of finish

## Laundry

- Whirlpool washer and dryer
- Raised panel wood cabinetry with granite countertops
- Large laundry sink
- Kohler plumbing fixtures

## Kitchen Features

- Gourmet designed kitchen with raised panel wood cabinetry
- Granite countertops with 4" backsplashes (Level 2) and under mount sinks
- Subzero/Wolf appliance package
- Kohler plumbing fixtures
- Recessed lighting and under cabinet accent lighting

## Luxurious Master Suite

- Raised panel wood cabinetry with his and hers vanities
- Granite or marble countertops Level 2 with backsplash and under mount sinks
- Large tiled walk-in shower with seat
- Designer carpet -Level 2
- Glass Shower enclosures per plan
- Full width mirrors above vanities
- Kohler 5' soaking tub
- Kohler plumbing fixtures
- Spacious and her walk-in closets w/ designer closet systems per plan

## Guest Suites

- Guest suites including separate bathrooms per plan
- Raised panel wood cabinetry
- Granite or marble countertops (Level 2) with backsplash and under mount sinks
- Kohler plumbing fixtures
- Tiled shower or tub per plan
- Glass shower enclosures per plan
- Full width mirrors above vanities
- Designer (Level 2) carpet
- Large walk-in closets, per plan, with European wood ventilated shelving

## Low Voltage & Electrical

- Advanced home wiring package to include CAT5e and RG6 wiring for data, voice, and video
- Security system with fire monitoring and smoke detectors
- Decora silent rocker light switches
- Recessed lighting
- Prewired for ceiling fans and lighting fixtures
- 400 amp electrical service

## Energy Efficient

- (1) 75 Gallon quick recovery hot water heaters with recirculating pumps
- 17 SEER high efficiency central air conditioning and heating system

- R-19 polyurethane spray foam ceiling insulation
- R-19 insulation at isolation walls
- R-11 sound batt insulation at interior walls
- R-4.1 Fi-foil insulation on exterior masonry walls
- Energy star appliances

## Quality Construction

- Premium materials and craftsmanship
- Reinforced concrete slabs with vapor barriers
- Soil treatment for termites
- Engineered roofs with hurricane clips and 160 mph wind protection tie downs per building codes
- Underground water and sewer lines
- Underground telephone and cable services
- Prewired phone, and sound systems
- Epoxy coated concrete garage floor
- Moisture resistant drywall on exterior walls

## Other Available Options

- Ironing equipment in laundry room
- Roll down aluminum or fabric shutters
- Central vacuum system
- Advanced Home automation systems

# The Views

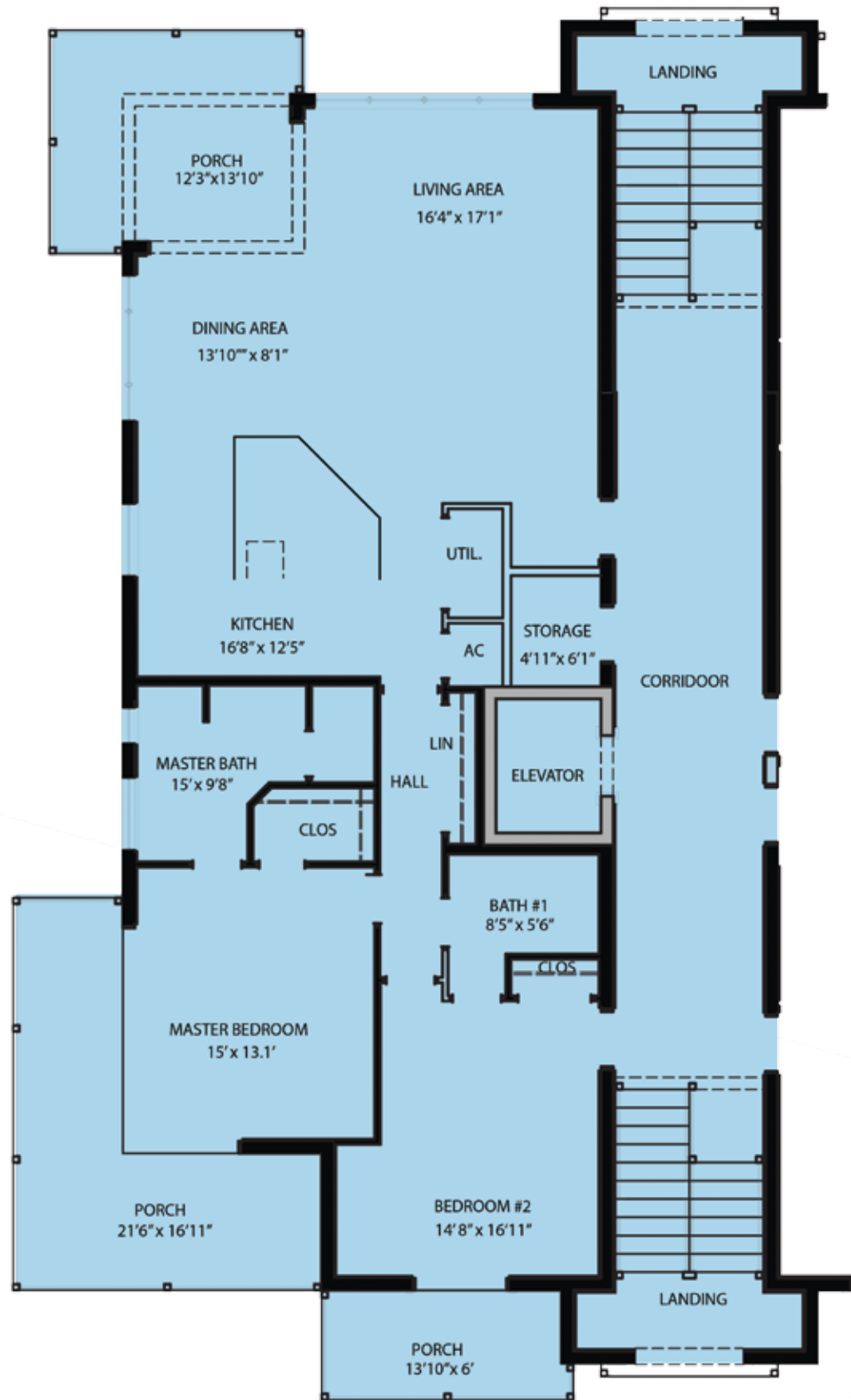


# McGarvey Custom Homes

A passion for detail sets McGarvey Custom Homes, Inc. apart from the rest. Craftsmanship, exceptional quality, and daily personal attention build the foundation for a trusting relationship with clients and an enjoyable home-building experience — all culminating in a dream luxury home that delivers value and exceeds expectations. Consisting of dedicated professionals, McGarvey Custom Homes Inc. takes pride in what they build and in the communities where they build. The company works at taking non-value-added time out of the construction process, which allows them to create your home in less time. Because they earn the trust and respect of their clients, they enjoy a close rapport, and the home-building process becomes an enjoyable experience. Look closely at a McGarvey custom home. There are no compromises in material or quality. Notice the attention to detail, and feel the quality that surrounds you. McGarvey Custom Homes' passion for perfection creates value for you today and for years to come.



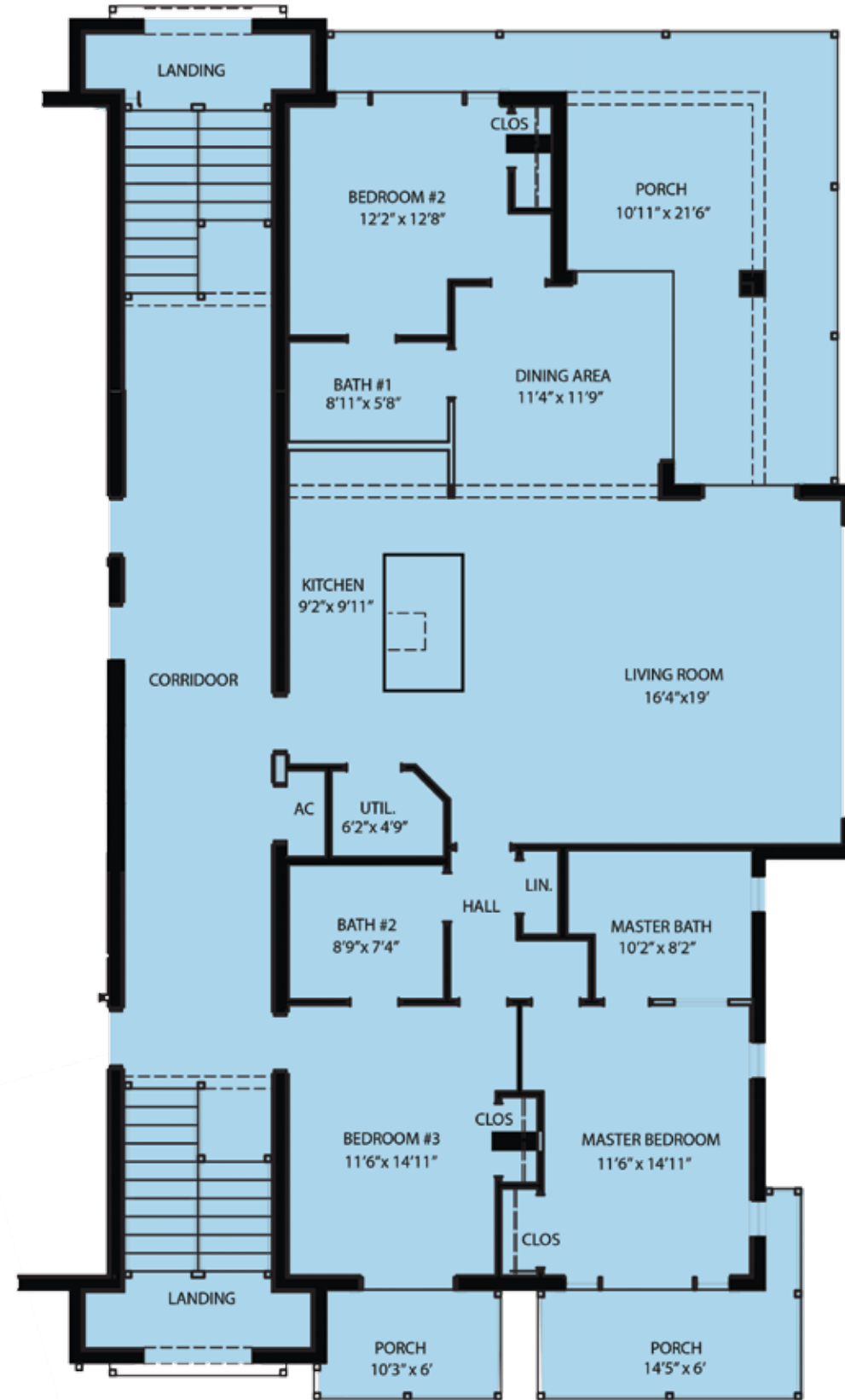
# Floorplan 1



2 Bedrooms plus Living Room, 2 Baths

Living Area ..... 1,511 sq. ft.  
 Terrace ..... 447 sq. ft.  
 TOTAL ..... 1,958 sq. ft.

# Floorplan 2



3 Bedrooms plus Living Room, 3 Baths

Living Area ..... 1,681 sq. ft.  
 Terrace ..... 501 sq. ft.  
 TOTAL ..... 2,182 sq. ft.

All dimensions, features, and specifications are approximate and subject to change.