



Diamond Point Lot 7 Included Features

Exterior:

- Fiber Cement siding and fascias.
- Miratek wrapped porch columns.
- All porches will be waterproofed and have Sagiper “wood grain” pvc porch ceilings.
- Sagiper “wood grain” pvc soffits.
- All porches will be decked with Fiberon Good Life composite decking.
- Custom built stainless steel cable handrails.
- Galvalume standing seam metal roof.
- Black powder coated Iron custom 42” wide front door.
- 16080 black bypass rear sliding glass door in great room and ground floor storage.
- 9080 black sliding glass door in master, bedroom 2 and dining room.
- Two 9x8 black steel Clopay Avante overhead garage doors with opaque horizontal glass panels, openers and remotes.
- Black exterior single hung vinyl Low E windows with screens.
- Whole house gutters.
- Landscaping package with irrigation.
- Mechanical platform on side of house for hvac equipment, electrical panel and water heater.
- Engineered piling foundation.
- 2x4 exterior wall framing.
- Spray foam insulation.
- Sherwin Williams super paint exterior paint.
- Pervious concrete driveway.
- Two exterior hose bibs.
- Custom concrete saline swimming pool.
- Deeded boat slip!



Interior:

- \$40,000 cabinet, cabinet hardware, sink and counter top allowance.
- Walk in custom master shower with Moen “U” four function shower system and oversized niche. Functions will include regular head, rain head, hand held and two body sprays.
- Tiled floors in all full bathrooms.
- Slide in tub with tiled walls and oversized niche in bath 2.
- HDF Laminate flooring everywhere except wet areas.
- Large 1x8 baseboard and craftsman style trim throughout home.
- Vaulted living room and rear porch.
- Tiled fireplace chase.
- Large 7” crown molding in kitchen, dining room and master bedroom.
- Hanging framed wall mirrors.
- Sand and finish interior staircases with custom cable handrail.
- Custom site built white painted closet shelving.
- 8’ hollow core interior doors.
- Kwikset Halifax black door levers.
- Builder stock black bathroom hardware.
- 10’ ceiling height on all three levels.
- Three different Sherwin Williams Cashmere low luster wall paint colors.
- Ceilings, closets and garage all painted flat white.
- Bright white gloss trim paint.



Appliances and Fixtures:

- Zline appliances to include free standing 36" commercial range, range hood, microwave, refrigerator and dishwasher.
- 48" ventfree gas linear fireplace in Great Room.
- \$13,000 outdoor kitchen allowance.
- Moen faucets in all baths.
- 15 SEER Trane zoned HVAC system with Honeywell thermostats.
- Mini split in ground floor storage.
- Three stop elevator.
- Navien tankless gas water heater with recirculating pump.
- \$3,500 lighting allowance.
- Arlington media box in great room with surround sound prewire.
- Prewire for 2 exterior speakers.
- Low voltage panel with security system.
- 200 amp electrical service.
- All building permit fees are included.