

Mimosa Bay – Community Features

Special Features

Energy Saving

- 14 Seer Energy Efficient HVAC System with Programmable Thermostat(s)
- 50-Gallon Electric Water Heater
- Insulated and Weather-Stripped Pull-Down Attic Stairs (per plan)

Peace of Mind

- 200+ Point Quality Assurance Program conducted by an Experienced Third-Party Licensed Home Inspector
- **Taexx**® - Built-in Pest Control System (quarterly pest service not included)
- **Sentricon Termite Colony Elimination System** – (first year semi-annual service included)

Exterior Features

- 30-Year Architectural Shingles
- Low Maintenance Vinyl Siding
- Vinyl, Low-E, Insulated Windows (panes per plan)
- Aluminum Gutters (fully wrapped)
- **Brushed Nickel** Lockset with Deadbolt
- Professional Landscaping Package
- Exterior Hose Bibs and Electrical Outlets (per plan)
- Concrete Patio

Interior Features

Designer Kitchen

- **Granite** Countertops with Stainless Undermount Sink
- 36" Straight Stained Cabinets with Flat Panel Standard Overlay Doors
- **Chrome** Single-Handle Faucet with Pull-Out Sprayer
- 1/3 HP Disposal
- **Stainless Steel** Appliance Package that includes Self-Cleaning Smooth-Top **Electric** Range, Over the Range Microwave and Dishwasher

Interior Features (Continued)

Flooring

- **Laminate** Flooring in Foyer Area
- **Vinyl** Flooring in Kitchen, Dining, Baths & Laundry Room
- Carpet with **6 lb. Pad** in Other Areas

Bathrooms

- **Cultured Marble** Countertops with Integrated Sinks
- 36" Adult Height Vanity in All Baths
- **Chrome** Plumbing Fixtures and Bath Hardware
- Walk-In Fiberglass Shower with **Chrome** Enclosure in Owner's Bathroom
- **Easy Clean** Fiberglass Tub/Shower Combo in Common Bath(s)
- **Elongated** Front, Water Sense Toilets in All Baths
- **White** Pedestal Sink in Powder Room (per plan)

Electrical

- Structured Wiring Package with 6 Drops, Smart Panel, CAT5 Wiring, and RG6 CATV
- USB Outlet in Kitchen
- **Chrome** Lighting Package with 3-Light Flush Mount in Kitchen
- LED Puck Lights in Hallways, Closets, and Stairway
- Garage Door Opener, Remotes, and Keypad
- Ceiling Fan with Light Kit – Family Room and Owner's Bedroom

Overall Home

- 9' Smooth Ceilings on First Floor
- Tray Ceilings (per plan)
- 2-Panel Smooth **Square** Style Interior Doors with **Brushed Nickel** Hardware
- Profiled Baseboard, Door Casings, and Shoe Mold
- Ventilated Pantry & Closet Shelving
- Optional Fireplace (per plan)

2/1/2023



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