



## Home Features | Catamaran Series

## Palmera at Wellen Park

### DESIGN

Over 70 Years of Homebuilding Experience. Currently Building Single-Family and Condominium Homes in Arizona, California, Florida, Hawaii and Texas.

- Exceptionally Designed Homes
- In-House Professionally Staffed Design Studio
- Full-Time Experienced On-Site Construction Supervision
- Independent Third-Party Quality Assurance Inspections
- Florida Green Build Certified
- All Homes "HERS" Rated and Certified After Closing

### STRUCTURAL

- Steel Reinforced Foundation using 3000 PSI Concrete
- Two Course Stem Wall Block Foundation
- Concrete Block Construction
- Interior Framed Walls - 16" on Center
- 2x6 Studs on All Second Floor Exterior Walls - 16" on Center
- Sentricon - Termite Protection
- Taexx In-Wall Pest Tube System
- R-13 and R-19 Exterior Frame Wall Insulation per Plan
- Hurricane Engineered Roof Trusses and Anchoring System
- Open Cell Spray Foam Insulation
- Tile Roof
- High Efficiency A/C with Variable Speed Air Handler
- Wi fi Compatible Air Conditioning System with Humidistat

### EXTERIOR FEATURES

- Coastal Elevation
- Impact, Insulated Low E Double Paned, White Vinyl Windows and Sliding Glass Doors
- Aluminum Gutters and Downspouts - Entire House
- 8' Height Exterior Doors
- 8' Height Garage Doors - Wind Loaded and Impact Rated with Garage Door Openers and 2 Remotes
- Brick Paver - Driveway, Front Entry, Walkway and Lanai
- 9' Height White Vinyl Sliding Glass Door
- Sherwin Williams Exterior Paint
- Tankless Gas Recirculating Water Heater
- 3 Hose Bibs per Plan
- Landscaping Package with St Augustine Sod and Full Coverage Irrigation System

### ELECTRICAL

- 200 Amp (Minimum) Electrical Service
- Security System
- Garage Carriage Light Prewires per Plan
- Post Lamp with Photocell
- Exterior Weatherproof Duplex Receptacles per Plan
- Smoke and Carbon Monoxide Detector with Battery Back-up
- Structured Wiring Package for Cable and Telephone/Data Jacks (Cat 6)
- Rocker Light Switches Throughout
- Decorative Bath Light Fixtures Wall Mounted above Vanity Mirrors
- Electric Washer Hookup/Gas Dryer Hookup

### INTERIOR FEATURES

- Ceiling Finish - Hand Textured Knockdown
- Wall Finish - Orange Peel Texture
- 5 1/4" Wood Baseboards Throughout
- 2 1/4" Wood Casing Around Doors and Bi-Fold Doors
- 8' Height Interior Doors
- Interior Door Hardware - Schlage Levers
- Sherwin Williams Interior Paint - 1 Color for Walls; 1 Color for Ceiling and Trim
- Window Sills - White Solid Surface
- Carpeting - Stain Resistant with 6lb Pad
- Floor Tile (18x18) per Plan
- Cabinets with 42" Kitchen Uppers with Crown Molding and Light Valance
- Kitchen Countertops - 3cm Quartz with Under Mount Stainless Steel Sink
- Moen Integra Pullout Chrome Finish Kitchen Faucet
- Garbage Disposal
- Stainless Steel Monogram Refrigerator, Dishwasher, Gas Cooktop with Hood Vent and Chimney, Single Wall Oven and Advantium Wall Oven
- DensShield Wall Tile Backer in Shower and/or Tub Areas
- Wall Tile in Shower and/or Tub Areas per Plan
- Bath Vanities - Raised Height
- Bath Countertops 3cm Quartz with Under Mount Sink
- Moen Chateau Chrome Finish Bath Faucets
- Elongated White Commode in Each Bath

### WARRANTY

- Builder 1 Year All Inclusive Warranty
- 7 Year Statutory Structural Warranty