

THE *Villa Venetia*



STANDARD FEATURES

2-10YR HOME BUYERS WARRANTY

- The Best New Home Warranty Coverage Available

EXTERIOR FEATURES

- 30yr Dimensional Shingles Mildew Resistant
- Off Ridge Vents (providing maximum air flow in attic)
- CDX Roof Sheathing (plywood)
- Termite Treated Foundation
- Fully Landscaped Yard
- St Augustine Floratam Sod
- Well and Irrigation System Including Rain Gauge
- Seamless Aluminum Gutters and Downspouts
- Exterior Security Lighting

INTERIOR FEATURES

- Vaulted Ceilings in Living Area (per plan)
- Plant Shelves (per plan)
- 8' Ceilings in other areas (per plan)
- Security System
- Tile 18" Imported Tile
- All Bedrooms Carpeted
- Raised Six Panel or Two Panel Designer Doors
- Corian™ Window Sills

- Rounded Drywall Corners in Main Living Areas
- Knockdown Textured Ceilings
- Orange Peel Textured Walls
- Ventilated Shelving in Closets
- Pre-wired for Cable Television all Bedrooms, Living Room, and Breakfast Nook
- Pre-wired for Phone Cat-5E. In All Bedrooms, Living Room, and Kitchen
- Custom Trim Package including 5/4 inch Base Board and More

ELECTRICAL FEATURES

- 200 Amp Service
- Ceiling Fans All Bedrooms, Living, and Back Porch

ENERGY CONSERVATION FEATURES

- R-30 Ceiling Insulation
- R 8.2 Tuff R on all Exterior Block Walls
- 50 Gallon Water Heater
- Heat Dispensing Off Ridge Vents
- Air Conditioner 13 Seer Straight Cool with 10kw Heat Strip

- Single Hung Aluminum Windows by BetterBilt —Tinted with Tilt-in Sash

KITCHEN

- Granite Counter Tops
- Under Mounted Stainless Sink
- Maple or Oak Cabinets
- Refrigerator (side by side with ice maker)
- Glass Top Range
- Micro-Wave
- Dishwasher
- Garbage Disposal
- Pantry (per plan)

BATHS

- Cultured Marble Counter Tops (white)
- Walk in Shower Master Bath (per plan)
- Glass Shower Door Master Bath (per plan)
- 5' Steel Tub Guest Bath (per plan)
- Concrete Board Backing All Tiled Areas
- Tile up to Ceiling
- Delta Faucets

GARAGE FEATURES

- Raised Panel Garage Door with Opener
- Interior Block Walls Stucco Finished and Painted
- Pull Down Stairway to Attic
- Two 4' Florescent Lights

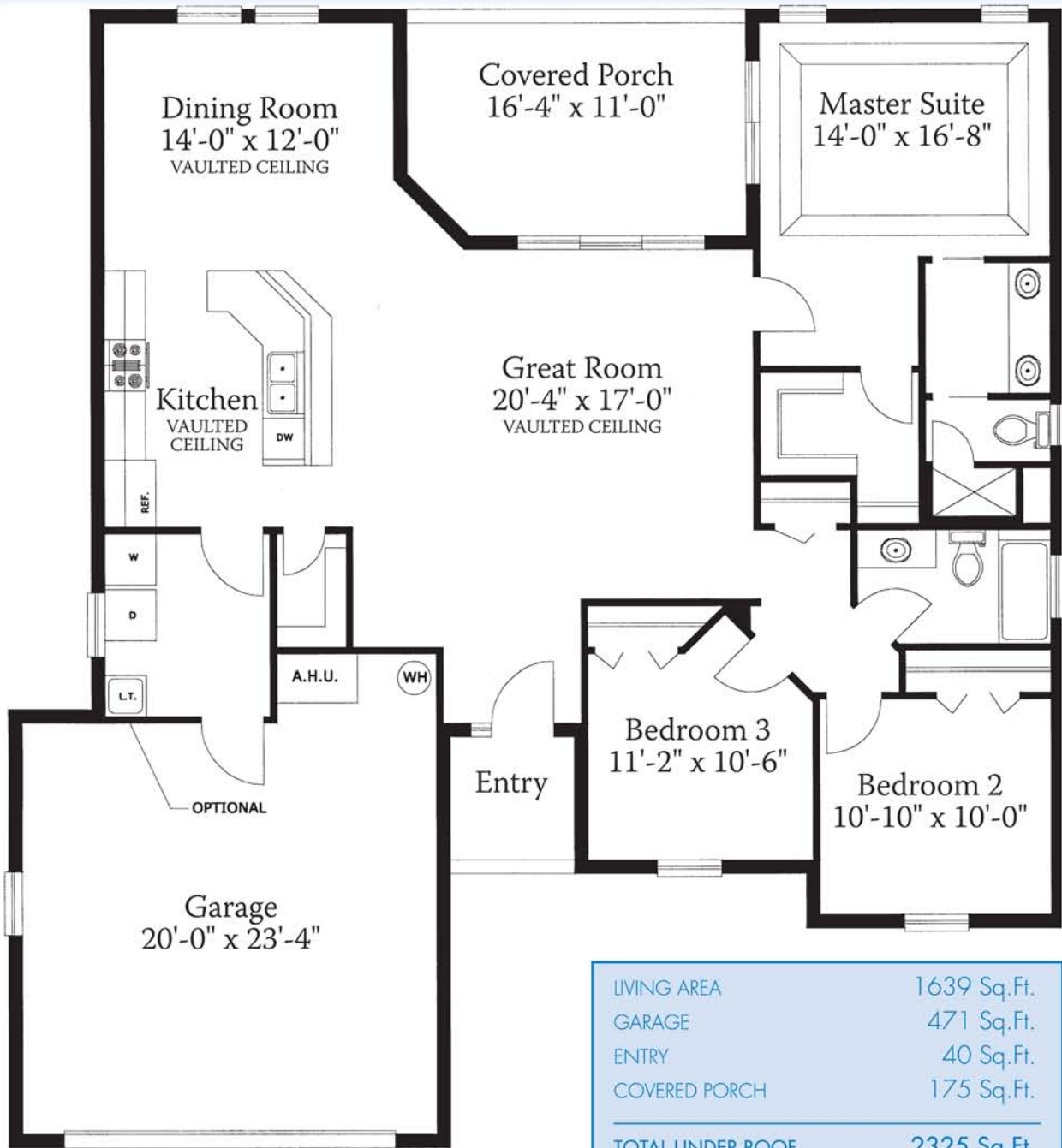
OPTIONS

- Central Vacuum System
- Intercom System
- Safe Room
- Pre-wired for Surround Sound
- Steam Shower
- Pavers Driveway and Walks
- 42" Upper Cabinets
- Screened Lanai



321-676-9733

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LIVING AREA	1639 Sq.Ft.
GARAGE	471 Sq.Ft.
ENTRY	40 Sq.Ft.
COVERED PORCH	175 Sq.Ft.
TOTAL UNDER ROOF	2325 Sq.Ft.



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Specifications are subject to change without notice. Illustrations are artist's conceptions and may differ from completed home. All dimensions are approximate. Not to scale. Duplication prohibited.

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