

GRANADA PARK COMMUNITY FEATURES

- Gated neighborhood entrances
- Community pool and wildlife water feature
- Professionally managed homeowners association
- Grounds and pool maintenance including irrigation
- Florida Green Building Coalition certified

GREEN LIFESTYLE

- Florida Green Building Coalition (FGBC) green certification
- National Green Building Standard “EMERALD” rating – the highest rating available by NGBS
- **A third party FGBC Certification means:**
 - your home will cost less to operate
 - lower maintenance expenses
 - increased durability, comfort and safety
 - enhanced indoor air quality
 - greater access to mortgage money
 - improved resale value
- **Lower operating costs:**
 - reducing utility costs through cost-effective energy and water efficiency practices
 - controlling maintenance costs through durable construction and product selection
- **Healthy home:**
 - providing fresh air ventilation improves indoor air quality
 - limiting pollutants and contaminants in the home
 - preventing moisture problems that can contribute to mold and attract pests
- **Sustainable lifestyle:**
 - promoting walkability
 - reducing home maintenance through enhanced durability
 - preserving natural resources through responsible construction and land development practices

PREMIUM CONSTRUCTION FEATURES

- Elevated finished floor with two steps up from grade for enhanced curb appeal
- Durable concrete block construction
- Resilient HardiPlank® cement board lap siding and soffit material
- Low-maintenance, sand finish stucco with decorative banding
- Water-resistant, Huber Zip system® roof and gable end sheathing for added moisture control
- Breathable, GreenGuard wall insulation to allow for healthy indoor air quality
- Energy-efficient Icynene® spray foam R-19 insulation sealing in attics
- Upgraded Owens Corning® 30-year architectural asphalt shingles
- Premium, insulated, impact-rated PGT WinGuard® windows and doors
- Non-toxic, Borate treatment pest control

WARRANTY

- Industry leading 2-10 Home Owners and Structural Home Warranty® providing extended warranty on workmanship, systems and the structure (adding two years to your systems warranty and a 10-year structural warranty)

ENERGY SAVING FEATURES

- Energy-efficient Trane® 15 SEER heat pump HVAC system with digital programmable thermostats zoned for efficiency and occupant comfort
- Insulated Low-E window and door glazing
- Superior third-party-verified sealed insulation and duct work
- Energy-saving LED bulbs
- Fans pre-wired in living and bedrooms



EXTERIOR

- Low-maintenance HB&G architectural columns, newel posts and decorative railings
- Abundant covered outdoor spaces
- Painted beadboard ceilings at porches
- Decorative gable brackets and raised panel shutters
- Low-maintenance white aluminum gutters and downspouts
- Durable 3-coat Sherwin Williams SuperPaint® long-life exterior paint
- Attractive community landscaping – sod, landscaping and irrigation package
- Standard 2 Car garage
- Concrete paver driveway and walkway

INTERIOR FEATURES AND FINISH DETAILS

- 9'4" ceilings on both levels
- 8' solid-core interior doors with Accent lever locks
- 5.25" crown molding, decorative base moldings and window trim with sills and aprons
- Generous Mohawk® GreenLabel Plus certified carpet and a wide variety of porcelain tile selections
- 3-coat wall, ceiling, and woodwork paint with low VOC Sherwin Williams Super Paint®
- Dimmable, recessed LED light fixtures
- Upgraded Decora rocker-type dimmer switches and fan control devices
- Control4® basic home automation, data communication, security and lighting control package
- Ventilated wood shelving in all closets
- Moisture-resistant, recycled-content drywall with orange peel finish walls

KITCHEN

- Generous selection of solid-wood, custom cabinets with dovetail drawers and Blu motion closing
- Large pantry storage
- Integrated trash and recycling system

- 3-cm granite countertops and backsplash
- KOHLER® chrome faucets and fixtures including undermount stainless steel kitchen sink
- KITCHEN-AID® EnergyStar® appliances:
 - Side-by-side refrigerator/freezer with icemaker
 - Slide-in range
 - Over-the-range microwave
 - Dishwasher
 - Optional under-cabinet wine refrigeration
 - Side-by-side or stacked washer and dryer

BATHROOMS

- Solid-wood, custom vanities
- 3-cm granite countertops and backsplash
- Kohler® Devonshire series chrome faucets with matching fixtures
- Generous tile selections for tile to ceiling in shower
- Frameless glass shower enclosures
- Pre-wire for owner-supplied sconces

AVAILABLE OPTIONS (at an additional cost)

- Spacious outdoor great room with grilling kitchen and fireplace
- Custom built-ins including butler's pantry, wet bar, craft room shelving, book shelves and window seats
- Elevator available on most models
- Upgraded home automation technology, distributed audio and lighting control systems
- Nest® thermostats
- GE Hybrid® heat pump water heater
- Direct-vent propane indoor fireplace
- Upgraded kitchen appliances, convenience items for cabinetry and quartz solid-surface counters
- Upgraded Kohler® plumbing fixtures
- Max Windsor® wood flooring and tile upgrades
- Upgraded crown molding and trim options
- Upgraded Trustile® interior door selections and Baldwin® hardware

Prices, plans and features subject to change without notice. Square footage and dimensions are estimated and may vary in actual construction. Floor plans and renderings are artist's conception and not intended to show specific detailing. All designs are the property of MyGreeBuildings. Lic #CGC1510640.