

1-21-2020 Discover Line Palm Coast Master Series – Features

**Structural Features**

- Architectural Plans
- Surveys & soil compaction/density test
- Termite pre-treat with 1 year renewable termite bond treatment
- Monolithic slabs are poured with 3000 psi concrete with fiber mesh & a 6 mil visqueen vapor barrier, footings are reinforced with #5 rebar
- 18' wide concrete driveway and up. Plan specific, 3' sidewalks at front entry with a recessed rain stop at the threshold of the garage door
- Concrete block walls are reinforced with 3000 psi concrete & #5 rebar
- Structurally engineered truss system
- Attic storage with 22" pull down, stairs at garage
- 16" overhang with 6" fascia at perimeter of home with 12" overhang at gables. Plan specific
- Interior studs are 16" on center
- Engineered anchoring system provided at all bearing partitions
- [Insulated](#) steel reinforced garage door opener & 2 remotes

**Exterior Features**

- Algae resistant dimensional roof shingles with synthetic underlayment
- Grid pattern on front elevation windows
- Cementitious textured walls with decorative banding
- 2 Coats of high quality 100% acrylic satin paint for low maintenance
- Stained front & rear porches
- [Epoxy garage floor](#)
- 3 Exterior hose bibs per plan
- 3 Weatherproof GFI outlets per plan
- Clearing, grading and up to 20 loads of fill dirt with good bore test up to 10,000 sq. ft. lot
- [Floritam/St. Augustine sod](#) to cover cleared homesite up to 8000 sqft
- [5 Zone Irrigation](#)
- Landscape package per plan with natural mulch and up to 4 code trees
- 6" Aluminum fascia with ventilated vinyl soffits
- [Home Connect electronic deadbolt at front entry](#)
- [Coach lights](#)

**Interior Features**

- Knockdown ceiling finish with orange peel walls and square corners
- [2-Tone/Color](#) high quality paint scheme at ceiling, walls & trim
- Up to 20" tile or luxury vinyl plank flooring [throughout entire house](#)
- [2 Panel square top](#) - smooth 6'8" hollow core doors / No Bi-folds
- [1x6 base board, 1x4 casing around all doors](#)
- [1x6 and 1x4 Crown Molding at foyer, main living areas, kitchen & master bed](#)
- Kwikset satin nickel lever handles & hinges
- Kwikset satin nickel front door lockset
- Ventilating vinyl coated closet shelving, [total slide at clothing closets](#)
- Washer hook-up with emergency shut off valve / Vented Dryer
- 200-amp electrical service
- Smoke and Carbon Monoxide detectors
- Decora designer rocker switches
- [Under cabinet lighting at kitchen upper cabinets](#)
- [3 Pendant lights on single switch over kitchen island](#)
- Fan/light pre-wires in all bedrooms & family room
- Phone outlets at bedrooms, family room/living and kitchen
- Cable outlets at bedrooms, & family/living
- [Structured wiring panel at master closet](#)
- Switched outlet in all bedrooms
- LED recessed can lights per plan
- 1 USB outlet at kitchen
- Designer lighting package
- [Alarm System](#)
- [Fan light package at bedrooms, great room](#)
- Solid Surface window sills

**Energy Saving Features**

- R-38 Blown insulation at attic over conditioned space
- [Block Walls / Core fill foam with Foil](#)
- Insulated Vinyl LOE single hung windows with screens on operable windows and Aluminum Sliders per plan
- Fiberglass front door with [LOE insulated clear glass insert](#) & sidelight(s) per plan
- High efficiency [16 SEER](#) heat pump with air handler
- Digital Thermostat w/WIFI
- Ducted air returns in all bedrooms & walk-in closets per plan
- [Hybrid](#) Hot Water Heater
- Comfort height, elongated water efficient commodes

**Kitchen Features**

- [42" Upper cabinets](#) at kitchen per plan
- Plywood box
- [Cabinet crown molding](#)
- Dovetail drawers
- Soft close doors & drawers
- [Light rail](#)
- [Double waste basket](#)
- [Refrigerator end panel](#) / per plan
- [Cabinet hardware / pulls and knobs](#)
- 3cm Level I granite or quartz counter tops with eased edge
- Stainless Steel under-mount sink with garbage disposal
- Moen Brushed Nickel Faucet for kitchen sink
- Stainless Steel appliance package includes smooth top self-cleaning range, dishwasher & [Vented over the range microwave](#)
- [Stainless Steel side by side refrigerator 25 cubic foot](#)
- [Tile backsplash](#)

**Bath Features**

- Raised vanities
- [Cabinet hardware / pulls and knobs](#)
- Moen 4" Center-set / [Brushed Nickel plumbing faucets](#)
- 3cm Level I granite or quartz vanity tops with eased edge and undermount sinks / knee-wall caps to match counter tops
- Master bath to include tiled walk in shower up to ceiling, with enclosure & drop in garden tub with tiled skirt and splash per plan
- Hall Bath to include tub with tile shower walls up to ceiling
- Wall tile at baths to include shampoo shelf, bullnose, [row of Accent tile at master shower and hall shower](#)
- [Beveled edge mirrors](#)
- BN [Frameless master shower enclosure](#) per plan
- [Tiled master shower seat](#) plan specific

**Insurance and Warranties**

- Liability & Worker's Comp Insurance
- Builders Risk Insurance
- One year Warranty and a Ten year Structural Warranty

**Every home includes all permitting and impact fees**

(Bore test, lot purchase, water & sewer fees – not included)

**\*Note:** All brand names, floor plans, specifications, and dimensions are subject to change without notice or obligations.

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