


Structure

- 3000 PSI – Monolithic Slab reinforced with steel 
- Exterior Aluminum Railing Per Plan 1/2" x 1/2" aluminum pickets
- 16" on center wood stud construction on exterior walls
- Fully engineered house and roof plans to meet wind code
- Tie down system for high wind protection

Exterior

- Advance Termite Bait System & Premise pesticide treatment around the perimeter of the home
- James Hardie exterior siding per elevation
- White vinyl on porch ceilings
- White vinyl soffits and aluminum fascia boards
- Decorative shutters per plan

Windows, Sliding Glass Doors, Exterior Doors

- Low E double paned, white vinyl frame, windows with screens 
- Decorative window muntins on front windows, per elevation
- Double insulated, white aluminum frame sliding glass door, per plan 
- Decorative Wood window sills throughout house, per plan
- 3/0 six panel front entry door, plan permitting
- 2/8 six panel Fire Resistant Fiberglass Door from Garage to House

Roofing

- Architectural Style Asphalt Shingles with 30-year Limited Warranty on Material
- White, black, gray or brown eave drip

Garage

- 16' x 8' carriage Garage Door(s)
- Garage interior, finished drywall, trimmed and painted
- Electric WIFI enabled garage door opener with (2) controls
- Garage Entry per plan (front, side or courtyard)


Painting

- Florida Paints Exterior paint – choice of decorator colors

Painting Continued..

- Choice of four pre-approved quality Low Volatile Organic Compound (VOC) interior paint Florida Paints colors (one pre-approved color used throughout house) 
- Florida Paints White used on baseboards, doors and door casing

Wall & Floor Coverings

- Shaw Plush Stain Resistant Low VOC Carpet throughout house with 5# re-bond carpet pad 
- 18" x 18" ceramic tile in foyer, kitchen, informal dining room, laundry, and baths
- Hand laid ceramic tile on floor and walls of master shower up to ceiling
- Hand laid ceramic tile on walls of secondary tub/showers up to 7 ft.
- 18" x 18" Floor Tile in foyer, kitchen, dining room, laundry, and baths. Available in 3 colors
- Mapeguard underlayment with tile floors


Walks and Driveways

- 3' Wide Paver Walkway
- Paver Driveway



Landscaping

- Professionally landscaped yard
- Full irrigation system

Heat & Air

- High Efficiency HVAC System(s) central air conditioning and heat systems with supply vents in all walk-in closets 
- Bathroom Fans vented to outside in all baths

Plumbing

- Kohler/Sterling Vikrell tub(s)* with standard wall tile in secondary baths
- Kohler Bellera centerset brushed nickel fixtures in all baths
- Kohler Elongated 1.28 GPF Commode non-skirted toilet in Owners Bathroom 
- Sterling Elongated 1.28 GPF Commode(s) in secondary baths 
- CPVC non-corrosive plumbing
- Kohler/Sterling pedestal sink in powder room*
- City water and sewer
- Kohler Rival pull-out w/ single control sprayer kitchen faucet
- 50/50 Undermount Stainless Steel kitchen sink
- Ice maker line for refrigerator

**ENERGY WISE, QUALITY BUILT |  DENOTES EQ FACTOR ITEM**

Each home is third-party inspected and tested during construction to verify that the home meets HERS (Home Energy Rating Score) rating requirements. | * Denotes a Plan and/or Community specific item


Revision Date 09/24/2024

Buyer Initials _____ / _____ | Created on 10/15/2024


©1994-2024 ICI Homes™ is a registered trademark whose divisions operate under CBC1264300, CBC1262120, CRC1333091, CBC1262114, CBC1257263 and CBC1265743. Features may be plan specific and vary. Please consult a Sales Associate for specific feature information. All new ICI Homes come with a HBW 2-10 warranty. Certain elevations may have additional fees. Prices may not include lot premiums, upgrades, and options. Inventory home completion date may vary. All prices subject to change without notice. All plans are property of ICI Homes and cannot be copied or used without permission. Prices, promotions, incentives, features, options, amenities, floor plans, elevations, site maps, designs, materials, and dimensions are for illustrative purposes only and subject to change without notice. Plans should not be relied upon as representation express or implied of final sizes, locations, features or dimensions. Square footage and dimensions are estimated and may vary from description. All HERS ratings and savings are calculated by a third party energy rating service. Actual savings will depend on a number of factors, including but not limited to daily activities, home maintenance practices, household size, use of appliances, lighting and internal climate control systems, lot orientation, and surrounding climate and weather conditions.



Plumbing Continued..

- Washer/Dryer Hookup
- Two (2) conveniently located Exterior hose bibs
- Underground utilities
- ½ hp garbage disposal
- Plumbing shut off valve in garage 
- Kohler Soaking Tub with tiled tub deck in master bath per plan

Electrical

- Minimum 200 amp electrical panel
- Safety ground fault electrical receptacles in kitchen, baths, garage and exterior per plan
- Coach Lights for added night security
- Smoke detectors and carbon monoxide alarms, locations per plan
- Attractive Recessed can lighting* with LED bulbs 
- LED utility lights in laundry room and walk-in closets
- Two Exterior weather proof electrical outlets
- Front door bell and chime
- Ceiling Fan Pre-Wires* in all bedrooms, living room, loft, bonus room(s) and lanai
- Quiet bath fans on a separate switch per bathroom
- Rocker electrical switches




Home Tech

- This includes (1) wireless touch screen, (1) wireless motion detector, up to (5) wireless door contacts, pre-wire for second touch screen
- Automation ready
- One (1) 30" Structural wiring panel
- (3) TV (RG6-6) Jacks
- (7) Data/phone jacks

Home Tech Continued..

- NEST Programmable Thermostat 

Insulation (Heated/Cooled Areas)

- R-11 batt insulation (2" x 4" walls) 
- R-19 batt insulation (2" x 6" walls) 
- R-38 Batt/Blown insulation 

Drywall

- ½" thick drywall
- Dens board moisture barrier on master shower walls
- Knock-down texture on interior ceilings
- Textured walls throughout home

Interior Trim and Hardware

- Two panel colonist masonite interior doors
- Two panel colonist masonite bi-fold interior doors, per plan
- 5 ¼" Colonial baseboard (smaller baseboards in closets) and 2 1/4" Mini Delta door casing
- Stately 4 5/8" Crown Molding in standard trays of foyer, dining nook, and living room, per plan
- Kwikset Handleset on Exterior Door(s)
- Kwikset lever locks with satin nickel finish on interior doors
- Painted wood window sills
- First and Second Floor Interior Doors are 8'0 tall

Cabinets

- Aristokraft cabinetry in kitchen with soft close doors and drawers, lower pullout shelves, brushed nickel knobs, trash rollout and 42" uppers
- Oven tower to house easy access oven and microwave, plan permitting
- Adult-height Aristokraft vanities in all baths
- Decorative single Crown molding on top of wall cabinets

Appliances

- GE 30" Electric Cooktop
- GE self-cleaning stainless oven and microwave in oven tower
- GE 30" stainless hood

**ENERGY WISE, QUALITY BUILT |  DENOTES EQ FACTOR ITEM**

Each home is third-party inspected and tested during construction to verify that the home meets HERS (Home Energy Rating Score) rating requirements. | * Denotes a Plan and/or Community specific item

Revision Date 09/24/2024

Buyer Initials _____ / _____ | Created on 10/15/2024

©1994-2024 ICI Homes™ is a registered trademark whose divisions operate under CBC1264300, CBC1262120, CRC1333091, CBC1262114, CBC1257263 and CBC1265743. Features may be plan specific and vary. Please consult a Sales Associate for specific feature information. All new ICI Homes come with a HBW 2-10 warranty. Certain elevations may have additional fees. Prices may not include lot premiums, upgrades, and options. Inventory home completion date may vary. All prices subject to change without notice. All plans are property of ICI Homes and cannot be copied or used without permission. Prices, promotions, incentives, features, options, amenities, floor plans, elevations, site maps, designs, materials, and dimensions are for illustrative purposes only and subject to change without notice. Plans should not be relied upon as representation express or implied of final sizes, locations, features or dimensions. Square footage and dimensions are estimated and may vary from description. All HERS ratings and savings are calculated by a third party energy rating service. Actual savings will depend on a number of factors, including but not limited to daily activities, home maintenance practices, household size, use of appliances, lighting and internal climate control systems, lot orientation, and surrounding climate and weather conditions.



Appliances Continued..

- GE Energy Star stainless Dishwasher with hidden controls

Specialties

- Frameless Glass Enclosure in Master Bath
- Brushed nickel Kohler toilet paper holder & towel bars to match bath faucets
- 54" tall vanity mirror(s)
- 42" tall vanity mirror(s)
- Maintenance free ventilated shelving throughout house
- Master closet to have shoe rack and one (1) wall of double-stacked shelving
- Tight mesh ventilated shelving installed in pantry
- Pedestal sink mirror (oval)

Light Fixtures

- Customer has a \$2,000 allowance to select lights for the foyer, formal dining room, informal dining room, exterior garage and carriage lights at a pre-selected lighting showcase
- Remainder of light fixtures are per plan
- Brushed nickel Vanity Light Fixtures


Countertops

- Level 1 Viatera Quartz countertop with 4" backsplash in kitchen with under-mount double bowl stainless steel Sterling sink
- 1.5cm Quartz vanity top with white oval under-mount sink

Patio or Covered Porch

- Screen Enclosure optional on all porches, per plan
- Concrete Patio* per plan

Miscellaneous

- ICI one-year builder's material and workmanship warranty
- ICI two-year systems defect limited warranty
- HBW ten-year structural limited warranty policy
- Architectural and community standard to maintain neighborhood integrity
- Each ICI Home is third party inspected and tested during construction to verify that the home meets HERS (Home Energy Rating Score) rating requirements. A certificate based on final HERS is presented to each ICI Homeowner 

Amenities

- Gated community. Amenity center with pool, fitness center, tot lot, basketball courts, and passive parks

**ENERGY WISE, QUALITY BUILT |  DENOTES EQ FACTOR ITEM**

Each home is third-party inspected and tested during construction to verify that the home meets HERS (Home Energy Rating Score) rating requirements. | * Denotes a Plan and/or Community specific item

Revision Date 09/24/2024

Buyer Initials _____ / _____ | Created on 10/15/2024

©1994-2024 ICI Homes™ is a registered trademark whose divisions operate under CBC1264300, CBC1262120, CRC1333091, CBC1262114, CBC1257263 and CBC1265743. Features may be plan specific and vary. Please consult a Sales Associate for specific feature information. All new ICI Homes come with a HBW 2-10 warranty. Certain elevations may have additional fees. Prices may not include lot premiums, upgrades, and options. Inventory home completion date may vary. All prices subject to change without notice. All plans are property of ICI Homes and cannot be copied or used without permission. Prices, promotions, incentives, features, options, amenities, floor plans, elevations, site maps, designs, materials, and dimensions are for illustrative purposes only and subject to change without notice. Plans should not be relied upon as representation express or implied of final sizes, locations, features or dimensions. Square footage and dimensions are estimated and may vary from description. All HERS ratings and savings are calculated by a third party energy rating service. Actual savings will depend on a number of factors, including but not limited to daily activities, home maintenance practices, household size, use of appliances, lighting and internal climate control systems, lot orientation, and surrounding climate and weather conditions.

