



DOUGLAS GRAND AT WINTER PARK

INCLUDED RESIDENTIAL FEATURES



Interior Features

- 8', 1 3/8" Smooth Finish 2-Panel Interior Doors
- Painted 5 1/4" Baseboards and 3 1/4" Door Casings in most areas
- Painted Crown Molding at Perimeter of Foyer, Living Room and Dining Room
- Painted Wood Window Sills and Apron
- Schlage Brushed Nickel Finished Door Hardware, Lever Style
- Spacious Walk-In Closets
- Interior Trim Painted with Semi-Gloss Paint
- Interior Walls Painted with One Pastel Color, Selected from Designer Palette with Ceilings and Closets Painted "Ceiling White"
- Approximately 9'-6" to 10'-8" Ceilings Heights in Most Areas (Subject to Drop Ceilings in Some Areas for HVAC and Plumbing)

Cabinets/Counter Tops

- Choice of Finishes and Door Styles for Cabinets
- 36" Base Cabinets in Kitchen, Master Bath, and Laundry Room
- 36" Base Cabinets in Secondary Baths
- 42" Upper Cabinets in Kitchen
- 30" Upper Cabinets in Laundry Room
- White Thermafoil Base and Upper Cabinets in Laundry Room with Laminate Top
- 3 cm Granite Counter Tops in Kitchen with Undermount Sink
- 3 cm Granite Counter Tops in Baths with Undermount Sinks
- Pedestal Sink in Units with Powder Room

Appliances

- Sub-Zero 42" Stainless Steel "Counter-Depth" Refrigerator
- Wolf 36" Electric Glass Cook Top
- Stainless Steel 36" Recirculation Cook Top Hood
- Wolf 30" Conventional and Convection Wall Oven
- Wolf Over the Oven Microwave
- Bosch Stainless Steel Dishwasher
- 1/2 Horsepower Disposal

Flooring

- Porcelain Tile on Kitchen Floors from Builder's Selections
- Porcelain Tile on Tub Deck, Shower Walls and Floor for Master Bathroom from Builder's Selections in Master Bath
- Porcelain Tile on Floor and Tub Walls from Builder's Selections in Secondary Baths
- Porcelain Tile on Floors in Laundry Room From Builder's Selections
- Stainmaster® or Wear-Dated® Carpet from Builder's Selections Over 10 PCF Rebound Pad (or equivalent)

Plumbing

- Quick Recover 80 Gallon Electric Water Heater
- All Units are Individually Water Sub-Metered
- Ice Maker Line in Kitchen
- Kohler® Stainless Steel Under mount Double Bowl Kitchen Sink with Kohler® Chrome Single Control Faucet with Pullout Sprayer at Kitchen Sink
- Kohler® 6' Drop In Tub
- Glass-Enclosed Shower in Master Bath, per Plan with Chrome Frame and Clear Glass
- Kohler® 5' Drop In Tub in Secondary Master Bath
- Glass-Enclosed Shower in Secondary Master Bath with Chrome Frame and Clear Glass
- Kohler® 5' Standard Tub in Third Bath, per Plan
- Hand-Held Shower Head in Master Bath
- Kohler® China Undermount Lavatory in Baths
- Kohler® "Devonshire" Chrome Faucets in Baths
- Kohler® "Devonshire" Elongated Water Closets in Baths
- Hot Water Circulating System

Electrical

- All Homes Individually Metered
- White Rocker Style Switches Throughout
- Decorative Lighting Fixture Package for Entry Foyer, Bathrooms and Powder Bath from Builder's Selections
- Kitchen Under Cabinet Lighting and Above Cabinet Lighting

- Pre-wired for Ceiling Fans with One Switch in All Bedrooms
- One Switched Outlet on Bed Wall in Bedrooms and One in the Living Room
- Security System with Wiring to all Exterior Openings, One Keypad and One Motion Detector
- Five CAT-5 "Four-Pair Wire" Telephone Locations, Per Plan
- Five RG-6 Quad-Shield Cable TV Locations, Per Plan
- NuTone® (or Equivalent) QT Series Exhaust Fans in all Bathrooms

Energy

- Trane® (or Equivalent) 13 SEER Heat Pump System for Air Conditioned Efficiency, with Variable Speed Air Handler
- Digital Programmable Thermostats
- Air Conditioning Supply to Walk-In Closets for Improved Ventilation

Community

- Covered, Assigned Garage Parking
- Controlled Access Gated Entrances to Parking Garage
- Landscape and Hardscape Features to Compliment Design of Development
- Community Controlled and Maintained Landscaping
- Automatic Irrigation System for Community With Central Control

Building Features

- Masonry Construction
- Concrete/Metal Joist Floor System Between Units
- Concrete Block Common Partition Walls Between Most Units
- 8' Smooth Finish 2-Panel Solid Core Corridor Entry Doors
- Two Car Pre-Assigned Covered Parking

The Buyer acknowledges and agrees that specimen materials or samples of certain items that may have been shown to Buyer by Seller, or certain items that may otherwise be included in the Unit, such as tile, stain colors, grout, cabinets, cabinet hardware, wall and ceiling lighting and related fixtures, wall and ceiling textures, marble, granite, and other stone, carpet, wood, and plumbing fixtures are subject to size, stain, dye, and color variations, grain, veining, staining and quality variations and may vary in accordance with price, availability, and changes by the manufacturer or supplier of such items. Seller reserves the right to substitute substantially equivalent materials from alternate manufacturers or suppliers. Certain items included in models, cabinets or electrical or plumbing fixtures or documents depicting the Unit are for display only and are not included in the Unit, and unless listed in this Agreement, only the Standard Items are included in the Unit.

Units located on Welbourne Avenue and Virginia Avenue have approximately 9'-6" to 10' ceiling heights in most areas and units located on Morse Boulevard and New York Avenue have approximately 10'-8" ceiling heights in most areas, subject to drop ceilings in some areas for HVAC and plumbing. All ceiling heights are measured from the bare slab to the ceiling and do not take into account the flooring which is installed. Ceiling heights are approximate and may vary slightly (+/- 4") when actually constructed.

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