

Standard Luxury Features

Gourmet Kitchens

- Viking® appliance package including:
 - Stainless Steel 22 cubic foot built-in refrigerator with ice-water dispenser
 - Stainless Steel six burner LP gas cooktop
 - Stainless Steel power cooktop vent
 - Stainless Steel Pro Series Dishwasher with stainless interior
 - Stainless Steel built-in professional microwave
 - Stainless Steel built-in 30" convection oven
- Upgraded recess panel wood cabinetry in a variety of stains and finishes
- Granite countertops with assorted edge selection and stainless steel undermount sink
- ½ h.p. garbage disposer
- 42" upper cabinets with custom crown moulding
- Custom built-in wine rack
- Front flip trays under kitchen sink
- Double trash can pull out cabinet
- Moen® Extensa stainless steel faucet with liquid soap dispenser
- Ceramic tile backsplash
- Selection of designer cabinet door hardware
- Under lighted upper cabinets
- Ceramic tile flooring in kitchen and breakfast nook installed over crack suppression setting material

Master Bathroom Suite

- Travertine flooring, tub deck, and shower walls
- Travertine vanity countertops with undermount china sink
- Modular closet cabinetry in master closets (layout will vary depending on plan)
- Six foot satin-finish cultured marble designer tub with whirlpool jets
- Moen® Monticello 8" spread satine nickel finish vanity faucets
- Moen® Monticello 8" spread satine nickel finish deck mounted Roman tub valve
- Moen® Monticello satine nickel finish shower trim
- Hardwood vanity cabinets with pull out drawers and fluted corners
- Crown moulding soffit with indirect lighting
- Faux finish walls in master bath
- Vanity length mirrors and designer selected lighting

Interior Appointments

- Built-in family room entertainment center cabinetry
- 36" gas fireplace with granite surround and television space above
- Home theater pre-wire in family room (stereo components not included)
- Four pairs of speakers with volume controls wired to your personal sound equipment location
- Crown moulding at ceiling of living room, dining room, kitchen, breakfast nook, family room, master bedroom, and master bath
- Double stepped soffit with crown molding and indirect lighting in dining room
- Upgraded wood cabinetry in secondary baths
- Travertine vanity tops in secondary baths with china undermount bowls
- Moen® Monticello 4" spread chrome vanity fixtures in all secondary baths
- Faux finish walls in all secondary baths
- Painted wood shelving in all closets, linen closets, and pantry
- Security system wired to all operable doors and windows with two motion detectors and two keypads
- Eight foot high interior pre-hung doors downstairs, 6'8" high interior pre-hung doors upstairs
- Wide profile baseboards
- Niche details and plant shelves (see individual plan)
- Carpet stairways with iron balusters and stained wood handrail (two story models)

- Upstairs sub-floors finished with ¾" lightweight concrete offering stability and sound resilience (two story models)
- Designer knockdown texture on all walls and ceilings
- Rounded drywall corners throughout except window returns
- Kwikset® Titan series non-tarnish exterior locks in a variety of designs
- Nickel finish interior door locks and hardware
- Secondary deadbolts on all sliding glass doors
- Eight foot high stained entry doors (multiple selections)
- Four installed paddle fans with all bedrooms pre-wired
- Eight phone pre-wires using category five wiring run to a central location providing for future technology integration
- Eight cable TV pre-wires using RG-6 wire run to a central location providing for future technology integration
- Sentricon® termite colony elimination system
- Laundry tub in base cabinet and formica top
- Five feet of laminate upper cabinetry over washer and dryer space plus hanging rod over laundry tub
- Mediterranean style hurricane resistant garage doors with automatic opener
- All tub and shower wall tile installed over Duralock®
- Luxurious stain resistant carpets available in a wide variety of styles and colors over 7/16" 6 lb. rebond padding
- Custom blended Porter® paints featuring:
 - Elastomeric exterior coating
 - Mildew resistant acrylic latex on all fascia and trim
 - Custom stained or painted entry door
 - Custom blended interior walls
 - Two coat finish on all interior doors, base, and casings
- Stained garage floor
- Professional interior design assistance to coordinate all interior and exterior color selections (eight hours)

Exterior Appointments

- Concrete tile roof over plywood sub deck
- Old world stucco wall finish
- Three hose bibs
- Weatherproof outlets located at front and rear porch
- Gas port on rear porch for future grill connection (gas tank by homeowner)
- Automatic irrigation system with irrigation meter and mechanical rain sensor
- St. Augustine sodded lawn
- The Reiche & Silliman landscaping package – a trademark of our communities
- Concrete brick driveway, lead walk, front and rear porch
- Four exterior floodlights
- Recessed ceiling lighting on front and rear porch
- Cast aluminum designer mailbox

- * No particleboard used on the structure of any Reiche & Silliman home

Energy Appointments**

- Demilec Sealection 500® thermal barrier insulation system under the roof deck
- Demilec Sealection 500® thermal barrier second floor exterior walls
- Core Foam Masonry Foam Insulation® plus fi-foil radiant barrier on all block walls
- Trane Ultra High Efficiency 'XL 19i'® with dual compressor and variable speed air handler (varies per model – see sales associate)
- 52 or 65 gallon quick recovery electric hot water heaters (see sales associate)
- Insulated windows and sliding glass doors

- ** The above components combine to deliver one of the most advanced comfort and energy efficient systems available today

Venezia
by
Reiche & Silliman, Inc.



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