

# Orchid Cove

## Standard/ Included Features

### GOURMET KITCHEN FEATURES

- Cabinet Package Featuring 42" Upper Cabinets, Crown Molding & Light Valance in a Choice of Wood or DLV Door Styles in Designer Colors, Soft Close Hinges, Full Extension Soft Close Drawers
- Walk-in Pantry Closet (as applicable by plan)
- Luxurious 3cm Quartz Countertops with Bullnose or Flat Polish Edge Profile and a 4" Backsplash in a Choice of Designer Colors
- Single or Dual Compartment Stainless Steel Undermount Sink with a Moen Stainless Steel Pull-Out Kitchen Sink Faucet
- Recessed Lighting Package as Electrical Plans

### APPLIANCES

- GE 36" Counter Depth French Door Stainless Steel Energy Star Qualified Refrigerator with Integrated Ice and Water Dispenser
- GE 36" Drop-in 5-Burner Glass Cooktop
- GE 30" Stainless Steel Built-in Wall Oven & Microwave
- GE 36" Wide Stainless Steel Chimney Hood over Cooktop
- GE Stainless Steel Energy Star Qualified Dishwasher
- GE Top Load Washer and Electric Dryer
- GE Wine Cooler or Beverage Center at Bar Area (as applicable by plan)

### LUXURY BATHROOM FEATURES

- 3cm Quartz Slab Vanity Countertops in Choice of Designer Colors with Undermount Sinks in Master Bathroom
- 2cm Quartz Slab Vanity Countertops in Choice of Designer Colors with Undermount Sinks in Guest Bathrooms
- Moen Bathroom Plumbing Fixture Package in Polished Chrome. 8" Wide Spread Faucets in Master Bath and 4" Spread Faucets in Guest Baths
- Frameless Tempered Glass Shower Enclosure in Master Bathroom
- Semi Frameless Tempered Glass Shower Enclosure in Guest Bathrooms (as applicable)
- Designer Light Fixtures
- Designer Bathroom Cabinetry Package in a Choice of Wood or DLV Door Selections in All Bathrooms. All Vanity Cabinets installed at Raised Height
- Free Standing Pedestal Sink in Powder Room
- Drop in Jetted Tub in Master Bath with Deck Mounted Chrome Faucet
- Designer 20" Bathroom Floor Tile and Coordinating 13" Shower Wall Tile Package in All Bathrooms to 99" High

### ELECTRICAL SPECIFICATIONS

- Recessed Lighting Package in Great Room, Master Bedroom, Office, and Covered Lanai's as per Electrical Plans (In Addition to Recessed Lights in Kitchen and Hallways)
- Decorator Coach Lights at Garage and Designer Exterior Entry Fixture
- Designer Interior Light Fixture in Foyer and Pendants at Kitchen Island
- Ceiling Fan Pre-Wiring in All Bedrooms, Office, Great Room & Patio
- Structured Wiring Package Including Category 5E and RG-6 Cable for Enhanced Home Connectivity
- Three Weatherproof Exterior Electric GFI Outlets
- 200 AMP Electrical Service
- Under Cabinet Light Fixtures in Kitchen

### MILLWORK FINISHES

- Designer Millwork Package Throughout Including Upgraded Door Casings, 2 Panel Solid Core Smooth Interior Doors, 5 1/4" Baseboards and Kwikset Halifax Brushed Nickel Decorative Interior Door Lever Hardware
- Marble Window Sills
- Upgraded Decorator Fiberglass Front Doors with Full Light Glass Inserts
- Barn Doors (as applicable by plan)
- Matching Wood Frames on Master Bath Vanity Mirrors

### OPTIONAL POOL/ SPA PACKAGE

- Rectangular or Freeform Pool Area with Depth of 3'-5'
- Sun shelf with Bubbler and/ or Deck Jets
- Oversized Steps with Integral Bench Seating and Designer Captile
- Oversized Swim out with Designer Captile
- Designer Waterline Tile
- LED Light
- Cartridge Filter, Pump, Skimmer, and Vac Line
- Brick Paver Coping at Patio/ Pool Deck Area
- Bronze Aluminum Fence with 1 Gate
- Raised Spa with Bench Seating, Air Switch, and Therapy Jets
- Electric Heat Pump with Remote Control

### INTERIOR APPOINTMENTS

- Laundry Room Cabinet Package Including 36" Upper Cabinets over Washer & Dryer, Standard Base Cabinets, and 2cm Quartz Countertops in a Choice of Designer Colors with White Drop in Laundry Tub and Chrome Faucet. Cabinetry is available in a Choice of Matte Foil Colors
- Designer 20" x 20" Thin Set Porcelain Floor Tile Package in Foyer, Great Room, Dining Room, Kitchen, Gallery, and Laundry Room
- Luxurious Wall to Wall Carpet with Upgraded Padding in All Bedroom and Office
- Built in Laundry Sink in Laundry Room
- Coffered Ceilings in Great Room, Master Bedroom, Dining Room, and Foyer
- Insulation at Garage Partitions and Walls around Air Handlers for Increased Energy Efficiency and Sound Insulation
- Bar Area Base and 42" Upper Cabinets w/ Crown Molding & Light Valance
- Built in Shampoo Niches in all Showers
- Natural Wood Ventilated Closet Shelving
- Air Conditioned Baths & Walk-in Closets
- Full Width Mirrors over Vanity Countertops
- Bench Seat in Master Bathroom Shower
- Decorative Wall Hung Mirror in Powder Room

### SECURITY AND SAFETY

- In Home Alarm System with Contacts on Operable Windows and Doors (Excluding Exterior Garage Doors). System Includes 3 Keypads in Predetermined Locations, Medical Emergency, Panic, and Fire Alert Capability
- Telephone Interface Located inside Garage for Enhanced Safety and Security
- Smoke Detectors Throughout
- Anti-Scald Pressure Balance Control Valves at Shower Locations
- Marble Thresholds in All Bathrooms
- Upgraded Satin Nickel Front Door Hardware

### EXTERIOR DESIGN FEATURES

- Illuminated Push Button Door Bell
- Brick Paver Coping at Front Entry Stoop
- Aluminum Storm Gutters and Down Spouts at Front Entry
- Upgraded Front Elevation Featuring Scored Stucco Detailing, Designer Paint Colors, Bahama Shutters, and Flat Concrete Roof Tile
- Designer Brick Pavers on Driveway, Entry Walkway, Covered Entry & Patio
- Upgraded Landscape Package including Fully Sodded Homesite, Palm Tree Package, Shrubbery, and Irrigation System
- Automatic Irrigation System with Individual Time Clock
- Garden Hose Connections in Predetermined Locations

### CONSTRUCTION STANDARDS

- White Aluminum Impact Resistant Single Hung Windows and Exterior Doors Engineered for Wind Load Standards
- Interior Paint Package Available in a Choice of Two Colors
- Steel Reinforced Monolithic Concrete Building Foundation with Concrete Block Construction, Steel Reinforced Poured Concrete Columns
- Energy Efficient Electric Hot Water Heater
- Energy Efficient Air Conditioning System with Minimum 13 SEER Ratings
- R-30 Fiberglass Insulation in Ceilings over Air Conditioned Areas
- Builders Level 4 Smooth Drywall Finish on All Walls
- Builders Level 4 Smooth Drywall Finish on Ceilings
- 1 Year Dwelling Warranty Covering Your Home Provided by General Contractor
- Manufacturer's Warranties for All Appliances
- Soil at Slab Foundation Pre-Treated for Termite Protection
- Pre-Fabricated Roof Trusses with Straps and Connections Engineered for Uplift and Lateral Forces
- 5/8" Plywood with Two-Ply Roof System with Mechanically Fastened Tile
- Rough Sawn Cedar Fascia with Two Paint Coats for Added Durability

### OUTDOOR AMENITIES (as applicable by plan)

- Covered Lanai and Private Lanai
- Raised Panel Hurricane Rated Metal Garage Door
- Exterior GFI Outlet for Future Summer Kitchen Grill
- Plumbing for Future Summer Kitchen Sink

Features and Specifications are Subject to Change without Notice,  
Vero Beach PD Homes, LLC 1/27/2019