Executive Feature Package

THE RESERVE AT VICTORIA

INTERIOR FEATURES

-**MAVERICK**® 10-YEAR STRUCTURAL WARRANTY.
-**FLORIDA PAINTS**® paint on all interior walls and ceilings w/ light knockdown texture.
-Indoor Laundry Room with ceramic tile flooring (standard tile selection.)
-Maintenance free interior window sills.
-Ceramic tile Foyer, Great Room, Dining Room and hallway to accessory bedrooms (includes standard tile selection.)
-**MOHAWK**® quality stain resistant carpet in all Bedrooms (including closets) and the Parlor / Study when applicable (Level I Selection.)
-**Decorative accents on drywall corners** in main living areas (excludes bedrooms.)
-**8' tall**, painted, raised panel, interior doors with choice of panel design.
-5¼" baseboards on interior walls painted the trim color.
-White wire ventilated shelving.
-Decora rocker light switches in lieu of traditional toggle switches.
-Smoke detectors hardwired inside and outside each bedroom.
-Pre-wire for future ceiling fans in bedrooms, Living Room and the Lanai.
-Front door chime.
-Pull-down attic stairs in garage.
-Home Automated Wiring System with centralized distribution panel and (10) Cat-5e / RG6 drops.
-50-gallon water heater.
-Laundry tub installed complete.
-**CARRIER**® 14.3-SEER2 HVAC Unit with vents in walk-in closets.
-SkyFlex Skylight (suntunnel) located in the Utility Room.

KITCHEN FEATURES

-**WELLBORN**® Select Series cabinets with Arlington wood doors in stained finish. Cabinets include 36" upper cabinets with crown molding, staggered upper cabinet over the range, dovetail drawers with soft close glides and Level I GRANITE Countertops with choice of edge design.
-**GE**® Stainless Steel Appliance Package including Dishwasher, smooth-top Range & **Microwave** (total allowance $1,650.00.)
-**MOEN**® Sleek Pull Down Faucet (#7864C.)
-Stainless steel undermount sink with choice of bowl styles.
-Recessed can lighting in the Kitchen (includes 4 can lights.)
-Ceramic tile flooring (includes standard tile selection.)
-Ceramic tile backsplash behind range side of Kitchen (includes standard tile selection.)
-Chair rail in breakfast nook painted trim color.
-Ice maker line for refrigerator.
-Garbage disposal.

MASTER BATHROOM FEATURES

-**WELLBORN**® Select Series cabinets with Arlington wood doors in stained finish. All **34" vanities** to include standard selection granite countertops (same selection as the Kitchen) w/ undermount sink(s.)
-**MOEN**® Gibson Series Chrome Plumbing Fixtures with 4" centerset lav faucets.
-**KOHLER**® Comfort Height, Water Saver Commode.
-**FLORIDA PAINTS** ® paint w/ orangepeel texture on walls.
-Ceramic tile flooring (includes standard tile selection.)
-Ceramic tile on walls around tub/shower (standard tile selection.)
-Custom frameless glass enclosure on shower.
-Framed vanity mirror at each lav.

BATHROOM FEATURES

WELLBORN® Select Series cabinets with Arlington wood doors in stained finish. All 34" vanities to include standard selection granite countertops (same selection as the Kitchen) w/ undermount sink(s.)
-**MOEN**® Gibson Series Chrome Plumbing Fixtures with 4" centerset lav faucets.
-**KOHLER**® Comfort Height, Water Saver Commode.
-**FLORIDA PAINTS**® paint w/ orangepeel texture on walls.
-Ceramic tile flooring (includes standard tile selection.)
-Steel tub/shower with standard tile surround above.
-Framed vanity mirror at each lav.

POWDER BATH FEATURES (if applicable)

-White or bone pedestal sink.
-**MOEN**® Gibson Series Chrome Plumbing Fixtures with 4" centerset lav faucets.
-**KOHLER**® Comfort Height, Water Saver Commode.
-**FLORIDA PAINTS** ® paint w/ orangepeel texture on walls.
-Ceramic tile flooring (includes standard tile selection.)
-Framed vanity mirror at each lav.

EXTERIOR FEATURES

-**FLORIDA PAINTS**® SunFlex™ paint on all exterior walls with decorative cementatious coating.
-**OWENS CORNING**® Architectural 30-year dimensional roof shingles.
-Recess can lights above the overhead garage doors.
-3-Car Garage (per plan) with steel panel overhead door(s) with opener(s.)
-**KWIKSET® ARLINGTON™** handleset w/ dead bolt on exterior doors.
-6-Panel, Insulated, Fiberglass Entry Door w/ sidelite (per model design.)
-Termite treatment with bond.
-(2) exterior hose bibs.
-(2) exterior waterproof outlets.
-(1) exterior flood light on the rear of house.
-CPVC water lines under slab.
-**Vinyl**, **Insulated**, **Low-e**, white windows.
-Yard fully sodded St Augustine (up to 4,000 sq. ft.) with irrigation system.
-Upgraded Decorative Landscaping Package including **Palm Trees** (**$5,850** total allowance for plants, mulch & palms.)
-Maintenance free aluminum fascia & vinyl soffit w/ 16" overhangs.
-Block walls insulated with foam board & radiant barrier for superior insulation.
-Brick paver driveway using community selection and concrete sidewalks where applicable.
-Roof ridge vents for attic ventilation.
-R-30 insulation over living areas.
-R-11 equivalency on exterior walls.
-All site preparation is included (within the Reserve at Victoria.)
-City water and sewer connection (per Community.)
-All permits and impact fees paid!

CONSTRUCTION FEATURES

-All homes designed to meet high wind codes
-All framing studs 16" on center.
-Roof trusses tied to hurricane straps in concrete.
-Continuous tie-beam around structure filled with concrete.
-Poured concrete in vertical cells in masonry wall sections with reinforced steel for strength.
-Roof sheathing nailed not stapled.
-Roof trusses engineered for wind loads
-Single-pour monolithic slab with oversized bearing footers around perimeter poured with 3000 PSI concrete.
-Quality construction from a proven reputation in Volusia County since 1971.

PAYTAS HOMES

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