

## Custom Executive Features

### Exterior Features

- Professionally designed landscaping with irrigation system managed by the Summerwoods Master Association
- Architecture and neighborhood design by highly recognized local architect John Cotner
- Low-country style metal roofing for long-lasting beauty
- All exterior maintenance by the Summerwoods Condominium Association
- Paver accents in all exterior walkways and drives
- Adjacent guest and overflow parking pad
- Covered porches with decorative railings
- Decorative coach lighting
- Acrylic breathable sand finish over conventional stucco
- Front entry doors are handicap accessible

### Structural Features

- Sound transmission resistant floor system
- High density sheetrock ceilings
- Corrosive-resistant PVC/CPVC plumbing pipes
- Professionally engineered steel tie-down rods for added strength and hurricane wind resistance per latest state code
- Hurricane resistant impact glass on all exterior windows and glass doors

### Interior Trim Features

- Knock down ceiling texture
- Durable, insulated, and secure fiberglass entry door per plan
- Deadbolts on all outside doors
- Ventilated closet shelving
- Raised-panel interior doors
- Lever style brushed nickel door hardware
- Sherwin Williams paint with three (3) wall color choices

### Flooring

- Mohawk five (5) year stain warranty carpet with 5.5-lb 3/8" rebond pad in bedrooms, living room, computer loft and stairs in four (4) color choices
- Armstrong tile in foyer, kitchen, dining room, baths and laundry in four (4) styles and either 12"x12" or 18"x18"

### Baths

- Flat panel Aristokraft cabinets with 42" upper cabinets and adult height vanities in four (4) color choices
- Corian countertops in eleven (11) style choice with molded sink

- Acrylic garden tub with tile deck in Master bath
- Cast iron colored tub in Secondary baths
- Ceramic tile shower walls
- Delta single-lever faucets with scold proof valves
- Glass shower enclosures
- Full plate glass mirrors and beveled mirror medicine cabinets
- Elongated toilets
- Pedestal sink in Powder room

### Kitchen

- Flat panel Aristokraft cabinets with 42" upper cabinets, with crown molding, in four (4) color choices
- Corian countertops in eleven (11) style choices
- Whirlpool 25 cu.ft. side-by-side refrigerator with water and ice dispenser
- Whirlpool self cleaning glass top free-standing range
- Whirlpool tall tub, Quiet Partner II dishwasher
- Whirlpool 1,000-watt microwave with range hood
- Heavy duty 1/2 hp food waste disposal
- Double undermount sink
- Single-lever Delta chrome faucets with spray attachment and scold proof valves

### Electrical Features

- Full security system
- Telephone (CAT-5) and Cable (RC-6) pre-wire
- Pre-wire for ceiling fans in living room and bedrooms
- Electric garage door operator
- Smoke detectors with battery backup placed per code
- 200 amp electrical service
- Decorative white rocker switches
- Recessed ceiling lights throughout
- Front door chime

### Energy Features

- R-5 insulation in exterior concrete block walls
- R-11 insulation in exterior frame walls
- R-30 insulation in ceilings
- Efficient air to air heat pump with 13 energy efficiency rating (SEER)
- Insulated vinyl windows with tilt sash and hurricane resistant impact glass
- Insulated sliding glass patio doors with hurricane resistant impact glass

### Buyers Inspection

- At framing
- Seven (7) days prior to closing
- Final day of closing

# Package Upgrades

## Tier II Package

- Cabinet upgrades with large crown molding, mullion glass doors, and 3 drawer stack
- Countertop upgrade to 2cm granite in kitchen and baths in four (4) style choices
- Flooring upgrade to Armstrong tile in living room
- Diagonal floor tile design
- 2 hour allowance of design time with Interior Designer Solutions "IDS"
- Appliance upgrades with stainless steel trim

## Tier III Package

- Cabinet upgrade to Aristokraft Level 3 cabinets with deco end panels, pull out trash can, and more style and color choices
- Countertop upgrade to 3cm granite in kitchen in six (6) style choices
- Carpet upgrade to Mohawk Level 2 with 8-lb rebond pad
- Floor tile upgrade to Armstrong Level 1
- Choice of diagonal or brick joint floor tile design
- Tile backsplash in kitchen
- Under cabinet accent lighting in kitchen
- Listello wall accents in showers
- 5-1/4" crown molding in foyer, living room, dining room, kitchen and master bedroom
- Whirlpool stainless 26 cu.ft. side-by-side refrigerator with water and ice dispenser
- Whirlpool stainless self cleaning glass top free-standing range
- Whirlpool stainless tall tub, Quiet Partner IV dishwasher
- Whirlpool stainless 1,100-watt microwave with range hood
- Wrought iron stair railing balustrades (Laurel Oak and Magnolia only)
- 2 hour allowance of design time with Interior Designer Solutions "IDS"

## Tier IV Package

- Cabinet upgrade to Aristokraft Level 5 cabinets with more style and color choices
- Countertop upgrade to 3cm granite in Baths in six (6) style choices
- Carpet upgrade to Mohawk Level 4
- Flooring upgrade option to Mannington premium wood flooring in foyer, kitchen dining room, living room, and computer loft
- 7" crown molding in foyer, living room, dining room, kitchen and master bedroom
- Under cabinet accent lighting in kitchen
- GE Profile stainless 25.9 cu.ft. side-by-side refrigerator with water and ice dispenser
- GE Profile stainless PreciseAir Convection glass top free-standing range
- GE Profile stainless PureClean, QuietPower dishwasher
- GE Profile stainless 1,100-watt microwave with range hood
- GE Profile beverage center (Magnolia only)
- 3 hour allowance of design time with Interior Designer Solutions "IDS"

## Additional Luxury Upgrades

- Built-in wood paneled appliance package
- Plantation shutters
- Wainscoting
- Wood stair treads (Laurel Oak and Magnolia only)

**Summerwoods**  
A LUXURY CONDOMINIUM of Amelia

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Illustrations are artists depictions only and may differ from the completed improvements. All room dimensions are approximate and are subject to construction variance. Certain amenities and improvements may not be completed and completion is neither warranted nor guaranteed.