



~ LEGACY ESTATES Included Features ~

SITE PREPARATION & FEES

All Current Permit & Impact Fees
All Construction Surveying Required
City Water and Sewer

EXTERIOR FEATURES

Brick Paver Driveway, Walk and Entry
Brick Paver Covered Lanai
\$5,000 Landscape Package Allowance Included
Floritam Sod and Irrigation System
Concrete Tile Roof

CONSTRUCTION FEATURES

Concrete Block Exterior Wall Construction
Vaulted and Tray Ceiling Details per Plan
Monolithic Slab w/ Termite Baiting System
Attic Access Stairs in Garage
19/32" 4-Ply Plywood Roof Sheathing
R-30 Ceiling Insulation in Living Areas
R-4.1 Exterior Wall Block Insulation
16 SEER Trane HVAC System
Programmable Thermostat
8' Tall Overhead Garage Door with 2 Openers
"Tubes in the Wall" Pest Control
"Tubes in the Slab" Pest Control

Float Finish Stucco Exterior
Stucco Siding Details as Noted per Plan
Stained Finish on the Garage Floor
Low Maintenance White Aluminum Soffit & Fascia
Interior Walls Framed with Metal Studs 16" O.C.
55gl Energy Efficient Water Heater
3 Hose Bibs
Impact Windows and Doors with insulated
Low -E Clear Glass

ELECTRICAL FEATURES

200-Amp Electrical Service
All Copper Circuit Wiring
Decora Electrical Switches
Recessed Lighting per Plan
Pre-Wired for Ceiling Fans per Plan
Pre-Wired for 6 Phone & 6 TV Outlets
CAT-5 Phone Wiring & RG-6 Cable Wiring
3 Exterior Weatherproof Outlets
\$1,000 Lighting Fixture Allowance
4 Recessed Lights in Great Room

INTERIOR FEATURES

Floor Tile in the Great Room, Halls,
Kitchen, Breakfast, Laundry and Baths
8' Tall Solid Core Interior Doors
8' Tall French Impact Glass Entry Doors
Selection of 5 1/4" Baseboards & 3 1/2" Casing
LG Hi-Max Solid Surface Window Sills
Schlage Door Hardware
Carpet w/ 6lb Pad in Bedrooms and Study per plan
Complete Security System w/ 1 Keypad
Square Drywall Corner Bead
Skip Trowel Drywall Finish Throughout Home
Interior Sherwin Williams Flat Paint on Walls
Semi-Gloss Paint on Trim
Wood Pantry Shelving, Vinyl Ventilated Elsewhere

KITCHEN/LAUNDRY FEATURES

Full Overlay Cabinetry w Maple Doors & Fronts
36" Upper Cabinets in the Kitchen
Choice of Group 2 3cm Granite Tops in the Kitchen
Stainless Steel Under Mount Kitchen Sink
Moen Integra One Piece Pull Out Kitchen Faucet
\$8,000 Appliance Allowance Included
Partial Overlay Cabinetry w Maple Doors per Plan
Laundry Room cabinets with Thermafoil Doors with
Group I Granite Top per Plan
Vinyl Wire Shelving above W/D and Base Cabinets
Drop in Laundry Tub with Faucet When Shown on Plan

BATHROOM FEATURES

Full Overlay Cabinetry with Solid Maple Doors
Choice of 3cm Group 2 Granite Tops in All Baths
White Undermount Sink
Moen Eva (or equal) 4" Spread Faucets in All Baths
3/8" Heavy Glass Enclosure in the Master Bath 72" Tall
3/16" Enclosures in Guest Baths with Showers 72" Tall
Drop-In tub w/tiled Tub deck in Master Bath per Plan
* Some Plans show Optional Freestanding Tubs
Tiled Shower Seat in the Master Shower
42" Mirrors Included in all Baths with Vanities

Warranty

1 Year Builder Warranty
2-Year Roof Warranty
10-Yr. Bonded Builders Structural Warranty
ARCS Investments, LLC /Updated April 2017

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