

THE VINEYARDS AT HALLSTEAD RESERVE included features

THE PERSONAL TOUCH	<ul style="list-style-type: none"> • Every Napolitano Home comes with the opportunity to select from a list of special upgrades and options allowing you to further personalize your home to fit your lifestyle. • Home Buyer Seminar- Part of delivering the best new home buying experience is making sure our buyers have all the information they need to make the process as smooth as possible. • Our Personal Builder Program schedules meetings with your Personal Site Builder during the construction process and includes a Pre-Construction and Framing Conference (based on stage of construction) • Buyer Orientation-Day of closing with your Personal Site Builder to familiarize yourself with your new home. 	
INVITING EXTERIORS	<ul style="list-style-type: none"> • Concrete Slab Foundation • Designer-selected exterior Color Packages • Low maintenance exterior with Royal Residential Vinyl Siding and stone accents (per plan) • Metal Wrapped Cornice-Vinyl Soffits • 30-year Architectural roof shingles • Seamless aluminum gutters and downspouts (per plan) • Fiberglass front entry door • Decorative satin stainless handle set on front entry door • Security deadbolt on front and rear doors • Hose connection in courtyard • Front and rear weatherproof receptacles • Farmhouse Style Insulated Garage Door with Garage Door Opener • Professionally landscaped with shrub package and sodded common area • Private courtyard with fence & lockable gate • Termite treatment - Bore Care System • Hurricane fasteners on each rafter • Underground utilities 	<ul style="list-style-type: none"> • Floor plans designed with everyday living in mind • Unfinished room over garage with rough in for bathroom and door at top of stairs • Crown molding in foyer and primary suite (per plan) • Spacious interiors with 9-10ft ceilings on first floor • Comfort height elongated toilet in hall bath • Choice of 3" hardwood or LVP in foyer • 40" Linear Electric Fireplace in Great Room • Choice of plush carpet with quality pad • No-wax vinyl floor in kitchen, secondary baths and laundry • Knockdown walls and ceilings (smooth in baths and kitchen) • Choice of designer selected interior paint color packages • Satin Stainless finish interior door hardware • Designer selected light fixture packages in Your Choice of Brushed Nickel or Matte Black finish • Rocker Switches Throughout Home • Custom designed closets and pantry ventilated shelving • Fully hung, finished, and painted 2 car garage • Laundry room with connections for full-size washer and dryer • Pre-wired for ceiling fan in Great Room, Primary Bedroom and if included, Finished Room Over Garage • Overhead Lights in Secondary Bedrooms • Lighted walk- in closet in Primary Bedroom • Floor outlet receptacle in Great Room • Ground fault interrupter circuits for kitchen, baths, garage, and exterior outlets • Advanced home structured wiring package includes: HDMI outlet in Great Room, 1 Advanced outlet (multi port) in Kitchen, Cable/Data in Bedrooms (per plan). • USB Stacked Outlet in Bedrooms and Kitchen • Direct-wire smoke and carbon monoxide detectors
INSPIRING KITCHENS	<ul style="list-style-type: none"> • Spacious island with ample space for seating • Choice of 3 under-mount stainless steel sinks with single handle pull down chrome faucet sprayer • Convenient Pantry • Custom-designed maple kitchen cabinets in a choice of finish with 42" wall cabinets with adjustable shelves • Under Cabinet Lighting • Choice of level 1 granite countertops • Recessed lighting in Kitchen • Ice Maker hookup in Kitchen • Stainless Steel appliances including smooth top electric range, built-in microwave with vented hood, dishwasher, and disposal. 	<ul style="list-style-type: none"> • Energy efficient tankless gas hot water heater • 15 Seer HVAC system • Digital programmable thermostat • Energy efficient vinyl Low-E windows with tilt sash and screen • All windows, doors, and penetrations sealed and caulked • House wrap infiltration barrier • Fully weather stripped insulated exterior doors • R-49 insulation in flat ceilings • R-15 batt insulation in exterior walls
BATHS	<ul style="list-style-type: none"> • Luxurious Primary Bath with double bowl adult height vanity, ceramic shower and floor, level 1 granite counter top & comfort height elongated toilet • Easy clean fiberglass tub / shower in secondary bath(s) • Adult height single vanity with cultured marble countertop and elongated toilet in secondary baths. • Delta/Peerless chrome plumbing fixtures. 	<ul style="list-style-type: none"> • Exclusive clubhouse with fitness center, firepit and pool • Pickleball court • Dog park and Community walking trails • Mailbox Cluster
		<ul style="list-style-type: none"> • Our Family Building Homes for Your Family since 1977 • Nationally known 2-10 Home Buyer Warranty • Full In-House Warranty and Customer Service Department • 12 week Post-Closing Inspection • 11 Month Post-Closing Inspection