

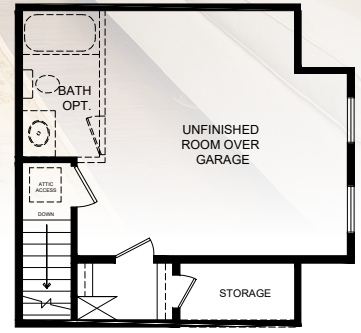
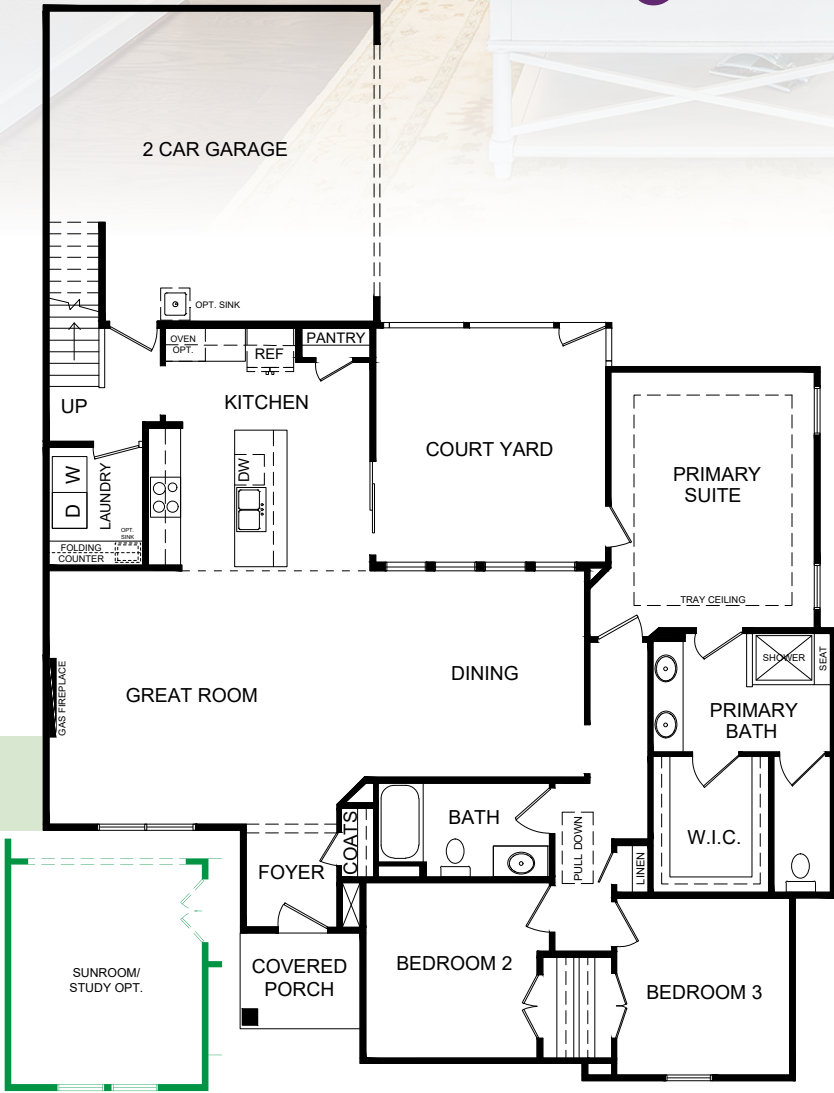
THE VINEYARDS™

AT

Bennett's Creek Quarter

The Tuscany

3/4 BR • 2/3 BA • 1,834 - 2,374 SF



**SECOND FLOOR PLAN
ROOM OVER GARAGE**



NAPOLITANO HOMES
-EST. 1977-

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SUN ROOM OPTION

*We Can't Wait
to Show You
Your New Home!*



THE VINEYARDS



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INCLUDED FEATURES

THE PERSONAL TOUCH

- 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 Site Builder Program schedules meetings with your Personal Site Builder during the construction process and includes 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

- Concrete Slab Foundation
- Environmentally friendly panelized building structure
- 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
- Hurricane fasteners on each rafter
- Underground utilities
- Termite treatment- BoreCare System

INSPIRING KITCHENS

- Spacious island with ample space for seating
- Convenient Pantry
- Custom-designed maple kitchen cabinets in choice of finish with 42" wall cabinets with adjustable shelves
- Under Cabinet Lighting
- Choice of level 1 granite countertops
- Double Bowl under mount stainless steel sink with single handle pull-down chrome faucet sprayer
- Recessed lighting in Kitchen
- Ice Maker hookup in Kitchen
- Stainless Steel appliances including smooth top electric range, built-in microwave with non-vented hood, dishwasher, and disposal

LUXURIOUS BATHS

- 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.

INTERIORS WITH PERSONALITY

- 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
- Choice of 3" hardwood flooring in the foyer or LVP
- 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 Bronze 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 Outlets in Bedrooms and Kitchen
- Direct-wire smoke detectors and carbon monoxide detector

ENERGY EFFICIENCY

- 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-40 blown insulation in flat ceilings
- R-15 batt insulation in exterior wall

FABULOUS AMENITIES

- Exclusive clubhouse with firepit and lakefront vistas
- Community clubhouse with fitness center, pool, and firepit
- Community playground
- Community dog park
- Community walking trails
- Community pocket parks
- Mailbox Cluster

OUR COMMITMENT

- 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

