

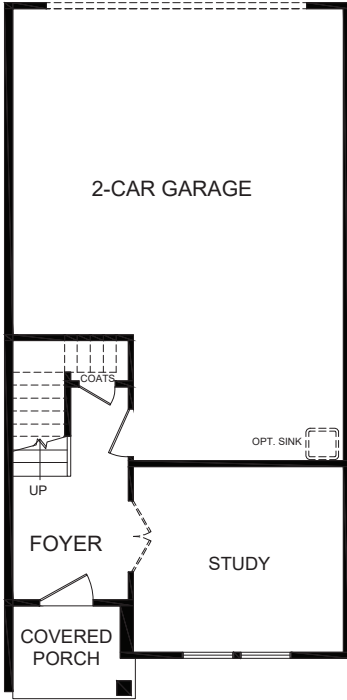
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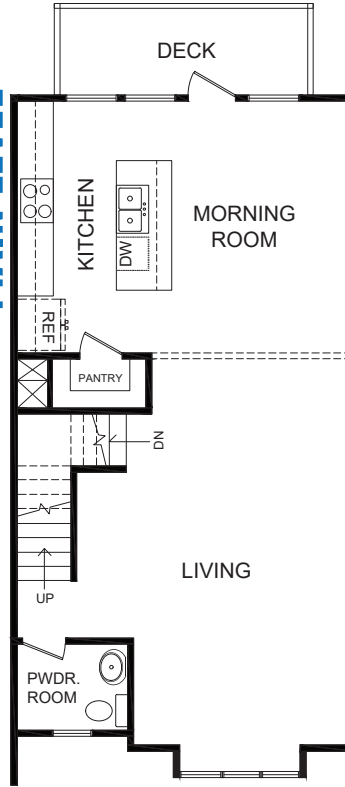
CORTONA

3-4 BEDROOM • 2.5-3 BATH • 1702 SF

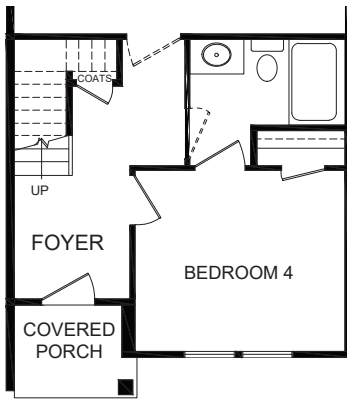
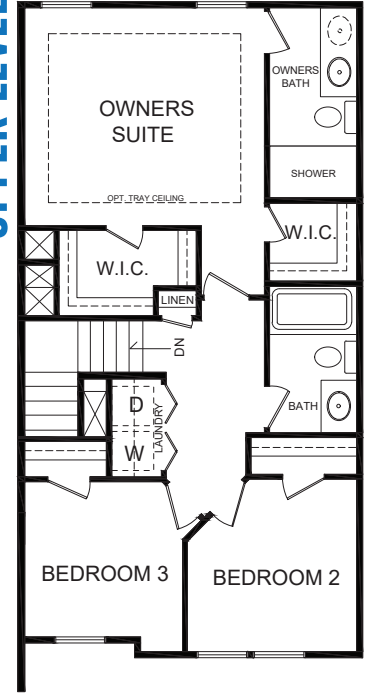
GROUND LEVEL



MAIN LEVEL

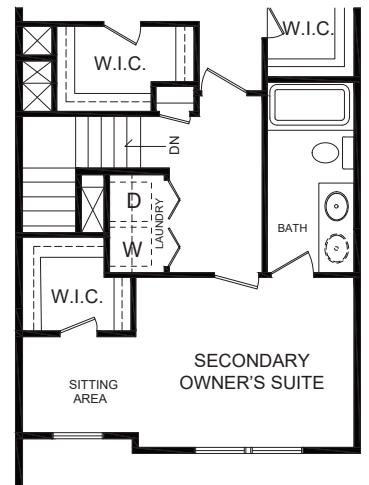


UPPER LEVEL



The Cortona's efficient design is perfect for anyone looking for a home configured around their needs while maintaining an open feel throughout each of its three levels.

- Ground Level Study or Optional 4th Bedroom
- Open Concept Design
- Large Kitchen Island
- Optional Secondary Suite with Private Bath
- Large Windows
- Spacious Main Level Deck
- Dual Walk-In Closets in Primary Suite
- Third Level Laundry Room
- 2 Car Garage



BEDROOM W/ BATH OPTION

SECONDARY OWNER'S SUITE

TARA STRAUER CSP, ABR, ASP REALTOR®

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ARRAY

A T B E N N E T T ' S C R E E K Q U A R T E R

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 Builder Program** schedules meetings with your Personal Builder during the construction process and includes Pre-Construction and Framing Conference
- **Buyer Orientation**-Day of closing with your Personal Builder to familiarize yourself with your new home.

INVITING EXTERIORS

- **Picturesque street trees and planting throughout community**
- Concrete Slab Foundation
- Designer selected exterior Color Packages
- Low maintenance exterior with premium 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 at garage
- Three weatherproof receptacles (front door, garage and deck)
- Insulated decorative raised panel metal garage doors with glass
- Professionally landscaped with shrub package and sodded common area
- Termite treatment - Bore Care System
- Hurricane fasteners on each rafter
- Underground utilities
- Mailbox Cluster

INSPIRING KITCHENS

- Oversized island with ample space for seating
- Spacious Pantry
- Custom designed birch Kitchen cabinets in choice of finish with 42" wall cabinets with adjustable shelves and crown molding
- 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 single bowl adult height vanity, fiberglass shower, vinyl floor, cultured marble counter top
- **Elongated toilets in all baths**
- Easy clean fiberglass tub / shower in secondary bath(s)
- Adult height single vanity with cultured marble countertop in secondary baths
- Delta chrome plumbing fixtures.



NAPOLITANO HOMES
~EST. 1977~

INTERIORS WITH PERSONALITY

- **Floor plans designed with everyday living in mind**
- Spacious interiors with 8' ceilings on ground level and 9' on main and upper levels.
- LVP flooring in the foyer
- Choice of plush carpet with quality pad
- No-wax vinyl floor in all Bathrooms, Kitchen, and Laundry
- Custom textured walls and ceilings (except kitchen and baths)
- Choice of designer selected interior paint color packages
- Choice of 3 raised panel door styles
- 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 walls & ceiling
- Pre-wired for garage door opener
- Laundry room with connections for full-size washer and dryer
- Pre-wired for ceiling fan in Family Room, Primary and Secondary Bedrooms, Ground Level Study/Rec Room
- Primary Suite includes walk-in and secondary closets
- Ground fault interrupter circuits for Kitchen, Bathrooms, Garage, and exterior outlets
- Dual feed for Verizon Fios
- Advanced home structured wiring package includes: HDMI outlet in Living Room, Advanced outlet (multi port) in Kitchen, Cable/Data in Bedrooms (per plan).
- USB stacked outlet in Bedrooms and Kitchen
- Direct-wire smoke detectors and carbon monoxide detector
- Home automation module

ENERGY EFFICIENCY

- **Energy efficient tankless gas hot water heater**
- **Energy efficient gas heat and 14 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-38 blown insulation in flat ceilings
- R-15 batt insulation in exterior
- **Energy Sense Home**

FABULOUS AMENITIES

- Community clubhouse with fitness center and pool
- Community playground
- Community dog park
- Community walking trails
- Community pocket parks

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