

ARRAY

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

ELEGANT TWO-STORY CONDOMINIUMS

PORTOFINO

The Portofino has been designed to maximize each area of the home in order to create a free-flowing living space. This end unit model allows for a side entrance that opens up to a spacious great room and large kitchen with abundant counter space. A flex room which can be used as a breakfast area or at home office is bathed in light by extensive windows. A grand primary suite features a spa-like bath as well as two roomy closets including one walk in. In addition to the upstairs laundry room, the two secondary bedrooms can be personalized into one comfortable secondary suite with a sitting area and its own walk-in closet and bath. A liberal size garage along with your personal patio completes this unique home.



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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
- Buyer Orientation-Day of closing with your Personal Site 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 connections in both front and rear of the home
- Weatherproof receptacles conveniently located in front and back of home
- 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
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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 around Bump-up
- 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 bowl vanity with cultured marble countertop in secondary baths
- Delta chrome plumbing fixtures.

INTERIORS WITH PERSONALITY

- **Floor plans designed with everyday living in mind**
- Spacious interiors
- 9' ceilings on first floor and 8' on second floor
- 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 with ventilated shelving
- Fully hung, finished, and painted 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
- Primary Suites include both walk-in and secondary closets
- Ground fault interrupter circuits for Kitchen, Bathrooms, Garage, and exterior outlets
- Dual internet feeds for additional providers
- 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 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
- Energy Sense Home

FABULOUS AMENITIES

- Community clubhouse with fitness center, pool, and firepit
- 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



NAPOLITANO HOMES

~EST. 1977~

All plans, elevations, features, specifications, and materials are subject to change without notice or obligation. Illustrations and floor plans are artist's renderings, not architectural blueprints. Options and extra-cost upgrades may be shown and may vary by community or model. Please consult with your sales agent prior to writing an offer.



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