

# The COVE at Terra Ceia Bay

## Royal Palm

2

Bedrooms + Den

2

Bathrooms

|        |              |
|--------|--------------|
| Living | 1,493 Sq.Ft. |
| Garage | 288 Sq.Ft.   |
| Entry  | 33 Sq.Ft.    |
| Lanai  | 128 Sq.Ft.   |
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| Total  | 1,942 Sq.Ft. |



## Customer Care Features

- Personalized consultation & review of your new home plans
- Designer selections consultation customized for you
- First month home comfort warranty visit with our professional service manager
- Eleventh month home comfort warranty visit with our professional service manager
- Free personalized home ownership book with all records, selections, and warranties for your posterity

## Professional Architectural & Engineering Features

- Custom designed floor plans, available only at The Cove at Terra Ceia Bay
- Engineer signed & sealed structural plans and components
- Engineer Inspected & Tested soil compaction and concrete strength during construction
- As-Built Surveys and elevation certificates for your record
- Steel reinforced concrete & block construction
- Engineer designed wood truss roof structure
- Landscape Architect Designed Landscaping & Irrigation

## Quality Construction Features

- Ten-year structural warranty
- Steel hurricane storm panels
- Maintenance free aluminum soffit & fascia
- Exterior hose bibbs
- Exterior GFI Electrical outlets, and Garage GFI Electrical outlet
- Ten-year Manufacturer's exterior paint warranty
- Dimensional Architectural roof shingles
- Hurricane wind-load rated, raised-panel overhead garage door, pre-wired for operator with remote and key-pad entry
- CPVC water lines throughout
- Dual-Element, quick recovery 47 gallon high-efficiency water heater

## Luxury Home Features

- 9'4" ceilings with 8' window and exterior door headers
- 12' high, covered front entry with light
- Orange peel wall texture and knockdown ceiling texture
- Designer craftsman insulated Therma-tru fiberglass front door with glass side-lite
- Luxury Carrera interior doors with brushed nickel lever door hardware

- Tall modern 6" baseboard through out
- Wood window sills with colonial apron
- Spacious closets with maintenance free ventilated shelving
- Plush, stain-resistant wall-to-wall carpet with pad in bedrooms
- Luxury Vinyl Plank faux wood flooring through out with moisture and sound mat underlayment

## Designer Kitchen Features

- Architecturally designed large kitchen layout with over-sized wall & pantry cabinets, all with crown molding
- 36" wall cabinets with oversized cabinets above refrigerator, microwave and at pantry
- Raised panel or Shaker style kitchen cabinet doors with satin nickel hardware
- General Electric appliance package:
  - Self-cleaning Oven Range with radiant cooktop
  - GE Dishwasher
  - Built-in over range GE Microwave
  - ½ HP garbage disposal
  - Pre-plumbed ice-maker line
- Granite countertops with choice of standard colors
- Stainless steel double bowl kitchen sink
- Designer Gooseneck sprayer kitchen faucet
- Adjustable Designer lighting

## Luxury Bath Features

- Granite Vanity tops with China lavatories and chrome single-lever faucets
- Full-overlay melamine raised-panel vanity cabinets, 36" tall
- Over-sized tub and shower ceramic tile with Designer selection colors
- Elongated white water closets
- Full width vanity mirrors
- Designer double vanity lights at each vanity lavatory
- White bath tub per plan
- Shower glass enclosures per plan
- Deco mirrored medicine cabinets per plan
- Chrome towel bars, towel rings, robe hooks, and toilet paper holders per plan
- Glass-shield wall-board in all bathroom wet areas
- Outside vented exhaust fans in all bathrooms

## Energy Efficiency Features

- R-38 ceiling Insulation
- Rigid masonry insulation board on all

- exterior walls and party walls
- High efficiency heat-pump central air-conditioning and heating system
- 3rd Party duct-work testing by Class 1 Energy Efficiency Rater
- Interior mechanical / air-conditioner closets for greater efficiency rating
- LED Lighting per plan
- Vinyl double-pane insulated and Low-E glass windows
- Aluminum Low-E glass sliding doors
- Insulated fiberglass front entry doors with weather stripping, and solid insulated garage access door with insulating stripping

## Exceptional Utility Room & Storage Features

- Interior, Air-conditioned Laundry rooms with washer and dryer hookups and lighting
- Storage Cabinets and hanging shelves in Laundry
- Laundry tub in laundry room
- Full-height, Large storage / cleaning supply closets or cabinets per plan
- Multiple full-height linen cabinets per plan
- Large kitchen pantry per plan
- Over-sized garage
- Optional decked, open truss attic storage with pull-down attic stairs and attic light

## Quality Electric & Lighting Features

- Front Entry light and interior designer foyer light
- Designer kitchen, adjustable spot lights and pendant lights over the bar
- Exterior garage door coach light
- Ceiling lights in all bedrooms, den, and lanai pre-wired for ceiling fans with light-kit with separate fan/light switching
- Walk-in Closet ceiling light
- Separate bath/shower light
- Hard-wired smoke detectors
- RG6 cable outlets in great room and master bedroom
- CAT5 data outlet in kitchen with data box in garage to accommodate WIFI and smart home automation
- Front door chime
- Garage door opener pre-wire
- Main electric distribution panel on interior garage wall with GFI power outlet for tools and electric accessories
- GFI safety outlets in all wet areas and exterior