

# Classic Feature Package

## at Pinnacle Parke

### INTERIOR FEATURES

- BONDED BUILDERS WARRANTY GROUP®** 10-YEAR STRUCTURAL WARRANTY.
- COLORWHEEL®** paint on all interior walls and ceilings w/ light knockdown texture.
- Designer plant shelves and niches (per floor plan.)
- Indoor Laundry rooms (per floor plan.)
- Maintenance free interior marble sills.
- MOHAWK®** quality stain resistant carpet (Level I Selection.)
- Painted "classique" interior doors.
- 3¼" colonial baseboards on interior walls painted trim color
- Ceramic tile flooring; includes standard tile selection.
- Dryer vented to outside.
- 200 amp electrical service.
- 220 for dryer connection.
- Smoke detectors hardwired outside each bedroom.
- Front door chime.
- Copper electrical wiring.
- Pre-wire for future ceiling fans in all bedrooms, Living Room and Lanai.
- (4) CAT5E TV Outlets & (4) RG6 Telephone Outlets.
- 50-gallon quick recovery water heater.
- CARRIER® PURON™** 13-seer HVAC Unit w/ vents in walk-in closets.
- Pre-plumb for Laundry Tub.

### KITCHEN FEATURES

- WILSONART®** custom cabinet package including 30" upper cabinets (choice of colors.)
- GE®** Appliance Package including Dishwasher, Self-cleaning Range & range hood with color choices available.
- MOEN®** single lever Kitchen faucet and sprayer.
- ELKAY®** Kingsford stainless steel double bowl sink.
- Ceramic tile flooring; includes standard tile selection (Kitchen / Nook & Utility Area.)
- Overhead fluorescent lighting in main Kitchen Area.
- Ice maker line for refrigerator.
- Garbage disposal.
- Food storage pantry (per floor plan.)
- Raised eating bar (per floor plan.)
- Painted chair rail in nook area.

### MASTER BATHROOM FEATURES

- WILSONART®** custom vanity including one-piece cultured marble top w/ integral sink(s.)
- MOEN®** single lever fixtures on Lav, shower and commode.
- Ceramic tile flooring; includes standard tile selection.
- KOHLER®** Water Saver Commode (choice of colors.)
- Custom glass enclosure in shower.
- Ceramic tile on walls around tub & shower (choice of colors.)
- COLORWHEEL®** paint w/ orangepeel texture on walls.
- Recessed medicine cabinet.

### BATHROOM FEATURES

- WILSONART®** custom vanity including one-piece cultured marble top w/ integral sink(s.)
- MOEN®** single lever fixtures on Lav, shower and commode.

- Ceramic tile flooring; includes standard tile selection.
- KOHLER®** Water Saver Commode (choice of colors.)
- Low maintenance, one-piece acrylic tub/shower.
- Expansive vanity mirror.
- COLORWHEEL®** paint w/ orangepeel texture on walls.
- Recessed medicine cabinet.v7

### EXTERIOR FEATURES

- COLORWHEEL®** Flex Lox™ paint on all exterior walls with decorative cementitious coating.
- OWENS CORNING®** Architectural 30-year dimensional roof shingles.
- Single-glaze, clear glass, white designer windows w/ removable storm shutters.
- KWIKSET®** exterior dead bolt on Front Entry Door.
- 6-Panel, Insulated, Fiberglass Entry Door.
- Steel panel overhead garage door, electric opener and two remotes.
- Termite treatment with bond.
- Seamless copper or CPVC water lines under slab (will vary based on subdivision and plumbing contractor.)
- (2) exterior waterproof outlets.
- (2) exterior hose bibs.
- (1) exterior flood light on the rear of house.
- Maintenance free 4" aluminum fascia and vinyl soffit w/ 16" overhangs.
- Concrete Block walls w/ insulation foam board and radiant barrier for superior insulation.
- R-30 insulation over living areas.
- R-11 equivalency on exterior walls.
- Roof ridge vents for attic ventilation.
- Yard fully sodded St. Augustine.
- Upgraded landscaping package including (4) Palm Trees (total allowance of \$2,500.)
- Cement driveway and sidewalks based on 25' front yard setback.
- All site preparation & fill included (additional cost may apply on irregular lots.)
- City water and sewer connection (per Community.)
- All permits and impact fees paid!

### CONSTRUCTION FEATURES

- Roof trusses tied to Hurricanes straps in concrete
- All framing studs 16" on center.
- Continuous tie-beam around structure filled w/ concrete.
- Poured concrete in vertical cells in masonry wall sections with reinforced steel for strength.
- Roof sheathing nailed not stapled.
- Single-pour monolithic slab 4" thick with oversized bearing footers around perimeter poured with 3000 PSI concrete.
- Roof trusses engineered for wind loads.
- Quality construction from a proven reputation in Volusia County since 1971.

### OTHER FEATURES OFFERED IN PINNACLE PARKE

- Irrigation system connected to City Meter.
- Decorative bands on drive.
- Trees as required per City Ordinance.

PAYTAS HOMES

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