



# Atlantica Isles

## at Beachwalk

### INCLUDED FEATURES

#### ARCHITECTURAL AND EXTERIOR DETAILS

- Professional coastal contemporary architectural design
- Superior 2"x 6" exterior wall construction
- Standing seam metal roofing panels with a 25 year Galvalume roof warranty
- Nichiha lap siding, panels and accessories
- Gutters all around
- One coat sealer and one coat exterior latex acrylic flat paint on wood surfaces
- Pavers on entry, walkway and driveway
- Advance termite bait system
- Deadbolts on all exterior swing doors
- 8' tall garage door(s) with 2 remotes and keypad opener
- Synthetic roof underlayment for greater protection
- Alarm system pre-wire
- Decorative coach lights at garage
- Attractive landscape package with full irrigation, timer, rain sensor & St. Augustine sod

#### ELEGANT INTERIORS

- Volume ceilings 10' first floor and 9' second floor
- High quality AdvanTech subfloor on second floor for a quieter floor
- Knockdown ceilings with smooth walls for a more elegant look
- Stain resistant carpet in all bedrooms with upgraded padding
- 18" ceramic tile floors in all living areas on first floor and all wet areas
- One-color wall and ceilings, one-color trim
- Family foyer with cell phone charging station per plan
- Vinyl clad shelving in all closets

- Upgraded 5 ¼" base molding
- Acrylic coat finish on garage floor
- Fire rated separation wall between connected homes
- Elegant wood window sills
- Oversized laundry room with space for washer, dryer and utility sink
- Upper and lower cabinets standard

#### WINDOWS, DOORS & HARDWARE

- Insulated Low-E vinyl windows
- Energy efficient fiberglass front doors
- Fiberglass patio doors with insulated Low-E glass inserts
- Decorative Schlage handle set on front door
- 8' interior doors
- Schlage lever-style hardware on interior doors

#### AIR CONDITIONING AND INSULATION

- ENERGY STAR® -rated, 15 SEER high-efficiency, heating and cooling system with programmable thermostat(s)
- R-38 cellulose loose-fill ceiling insulation
- R-19 fiberglass batts insulation in exterior framed walls
- R-30 batts crawl spaces and over garage space, first floor

#### ELECTRICAL & GAS

- 200-amp minimum electrical service with circuit breaker panel
- Decora switches and receptacles
- Designer lighting fixture package including LED bulbs
- Pre-wire for 2 telephone outlets and CAT 6 cable outlets (all bedrooms and great room)
- Energy efficient natural gas to cooktop, water heater and back porch

- Ceiling fan prewire in gathering room, bedrooms, lanai and balcony.

#### GOURMET KITCHEN

- Undermount stainless steel sink
- Legacy 42" full overlay maple upper cabinets with hardware
- Granite countertops in kitchen
- GE stainless steel appliances: 4 year warranty, refrigerator, dishwasher, gas cooktop, wall oven, built-in microwave and disposal
- Stainless steel hood vented to exterior
- Grand kitchen island with seating area
- Moen® single lever pull-out faucet
- Recessed lighting

#### LUXURY MASTER AND SECONDARY BATHS

- Moen® 8" Brantford brushed nickel faucets in master bath
- Moen® 4" Brantford brushed nickel fixtures in all baths
- Moen matching bath accessories in all baths
- Comfort-height elongated toilets
- Raised height vanities
- 18" Ceramic tile floors
- Granite countertops
- Oversized shower with 7" Moen® goose neck showerhead in master bath
- Master Bath shower walls tiled floor to ceiling (8"X12" Tiles)
- Ceramic shampoo niche
- Tankless gas water heater

#### COMMUNITY AMENITIES

- Master planned community
- Gated entrance
- 14-acre Crystal Lagoon
- Private Beach Club



AMERICRES  
LUXURY HOME