

Estates at Parkside

Included Features

8012 Ludington circle
Orlando, FL 32836

Exterior Design

- Distinctive exteriors with elegant designer color packages to select from
- Barrel or flat tile roof (varies per plan and elevation)
- Old World style stucco with stone or brick exterior accents (varies per plan and elevation)
- Insulated steel garage door with opener and remote (per plan)
- Coach lights on garage (per plan and elevation)
- Classic Craft Canvas 8' entry door with Kwikset® Dakota hardware
- Fully-sodded home site with professionally designed landscape package
- Two exterior hose bibs & two weatherproof exterior electrical outlets
- Pavers on lead walk, front porch and driveway (does not include driveway approach)
- Rear lanai with acrylic decking

Interior Design

- 17" x 17" ceramic tile flooring in foyer, kitchen, nook, laundry room, and bathrooms
- Granite countertops in all bathrooms
- Shaw® carpeting throughout all remaining living areas
- Designer raised two panel 8' interior doors
- Kwikset® Polo Knob interior door hardware
- Interior lighting package and rocker light switches
- Five RG6 cable outlets or CAT5 phone jacks
- 10' first floor ceiling height , 9' second floor (per plan)
- Elegant 5 1/4" base trim and 2 1/4" casing on all doors
- Attractive knockdown ceilings and orange peel textured interior walls
- Laundry room with washer and dryer hook-up ventilated shelving

Exquisite Master Suites

- Separate shower in master bath
- Moen Chateau® chrome faucets and accessories
- Separate executive-height vanities in master bath (varies per plan)
- Granite countertops
- Water Sense® dual flush elongated toilets
- Upgraded bathroom light fixtures
- Melamine shelving (per plan)

Spacious Kitchens

- 42" Echelon Recessed Square Panel Birch cabinets with crown molding and choice of finish
- Granite countertops
- Moen® Chateau chrome faucet
- 1/3 horse power garbage disposal
- Gourmet kitchen with stainless steel Whirlpool® glass cooktop, single wall oven, microwave, & dishwasher
- Pre-plumbed water line for ice maker
- Center islands (varies per plan)
- Large pantry with melamine shelving (per plan)

Superior Construction

- ENERGY STAR® certified homes
- Limited 10 year structural warranty/ 2 year functional major mechanicals warranty/ 1 year builder workmanship materials warranty
- CO and smoke detectors hardwired w/ battery back-up for safety and peace of mind
- Steel reinforced monolithic slab with vapor barrier
- Termite defense pre-treatment
- In home (HomeTeam) pest control

Health, Comfort and Energy Savings

- ANSI/ASHRAE 62.2 mechanical fresh-air management system
- Conditioned attics
- Dual-actuated toilets
- ENERGY STAR® appliances
- LED Lighting
- Low-E Windows
- Minimum 15 SEER HVAC
- Sealed Insulated Ducts
- Spray Foam Insulation

M.Connected Home™ Automation Suit

- Advanced thermostat
- Lighting controls
- Smart Door Lock
- Smart garage door
- Video Doorbell
- Weather-sensing irrigation

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