

## Oakland Trails

### Included Features

1751 Standing Rock Circle  
Oakland, FL 34787

#### Exterior Design

- Distinctive exteriors with elegant designer color packages to select from
- Barrel tile roof or 30-year architectural shingles (varies per elevation)
- Old World or Knockdown stucco finish 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)
- 8' six-panel front door
- 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 lanais with acrylic decking

#### Interior Design

- 17"x17" Emser ceramic tile flooring in foyer, kitchen, nook, laundry room, and bathrooms (per plan)
- Shaw® carpeting throughout all remaining living areas
- Granite countertops in all bathrooms
- Designer raised six panel 6'8" interior doors
- Kwikset® satin nickel interior door hardware
- Interior lighting package and rocker light switches
- Choice of five RG6 cable outlets or CAT5 phone jacks
- 10' first floor ceiling height
- Elegant 3 1/4" base trim and 2 1/4" trim casing
- Attractive knockdown ceilings and orange peel textured interior walls
- Laundry room with washer and dryer hook-up

#### Exquisite Master Suites

- Luxurious white soaker tub with separate shower (varies per plan)
- Moen Chateau® chrome faucets and Mason accessories
- Master Bath, executive-height vanities (varies per plan)
- Granite countertops
- Water Sense® dual flush elongated toilets
- Spacious walk-in closets (varies per plan)
- Separate vanities in master bath (per plan)

#### Spacious Kitchens

- 42" Timberlake® Flat Panel Square Maple cabinets with crown molding and choice of finish
- Granite countertops
- Moen® Chateau chrome faucet
- 1/3 horse power garbage disposal
- Stainless steel Whirlpool® glass top range, microwave, & dishwasher
- Pre-plumbed water line for ice maker

#### 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
- Taexx® built-in pest control system

#### Health, Comfort and Energy Savings

- ANSI/ASHRAE 62.2 mechanical fresh-air management system
- Conditioned attics
- Dual-actuated toilets
- ENERGY STAR® appliances
- Insulated garage doors
- LED Lighting
- Low to zero VOC materials, paints, stains and adhesives
- Low-E Windows
- Minimum 15 SEER HVAC
- Minimum MERV 8 HVAC filtration
- PEX® plumbing
- Sealed Insulated Ducts
- Water-efficient faucets
- Spray Foam Insulation

#### M.Connected Home™ Automation Suite\*

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

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