

Twinwaters | Classic Collection

Included Features

16606 Toccoa Row
Winter Garden, 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" 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
- Five RG6 cable outlets or CAT5 phone jacks
- Elegant 3 1/4" base trim and 2 1/4" trim casing
- 10' first floor ceiling height
- Attractive knockdown ceilings and orange peel textured interior walls
- Laundry room with washer and dryer hook-up and ventilated shelving
- Child-friendly height vanities in all baths

Exquisite Master Suites

- Luxurious white soaker tub with separate shower (varies per plan)
- Moen Chateau® chrome faucets and accessories
- Master Bath, executive-height vanities (varies per plan)
- Granite countertops
- Water Sense® dual flush elongated toilets
- 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
- Reinforced slab with fiber mesh
- Termite defense pre-treatment

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 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
- Spray Foam Insulation
- Water-efficient faucets

M.Connected Home™ Automation Suite*

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

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