

# INCLUDED FEATURES

## Graybrook at WATERGRASS

You will see and feel the difference when you build with Vitale Homes.  
It's in the **VITALE DIFFERENCE**, *un nuovo modo di vivere, a new way of living.*



### QUALITY ASSURANCE

- Personal assistance for your design center appointment
- 2-10 Home buyer (1-Year Workmanship/2-Year Systems/10-Year Structural coverage)
- Larger, more windows**
- Boracare termite treatment with \$1,000,000 damage replacement warranty
- Taexx® Pest control tubing system in the walls
- Boral® Tile Seal Roofing underlayment
- Advantec® subfloor and adhesive on two story homes
- Engineered roof trusses with hurricane clips
- Framing 16" on center**
- 3000-PSI concrete slab foundation reinforced with wire mesh for superior structural strength**

### INTERIOR FINISHES

- Mohawk 18 x 18 ceramic tile floors in all wet areas with **anti-fracture underlayment protection** to min. cracking
- Mohawk carpet with 6lb pad in bedrooms/den/bonus room
- Sherwin-Williams® Eco Friendly paint (choice of select colors) with white trim & ceilings throughout home**
- Rounded drywall corner beads**
- Knock down textured ceilings
- Door way arches, per plan
- Decorative raised-panel arch doors**
- Satin or nickel lever hardware**
- Oversized colonial base board 5 ¼" and trim**
- Wood window sills
- 5¼" crown molding in foyer, dining room, living/family room
- 10'-12' high ceiling height
- Water Softener loop pre-plumbed**
- Swing Doors ILO Bi-fold doors, per plan**
- Finished interior garage
- Wood ventilated shelves in master closets
- Vinyl ventilated shelves in secondary bedrooms/closets

### GOURMET KITCHENS

- Echelon® cabinets with full overlay, soft close doors and drawers, 42" upper cabinets with 3-5/8" crown molding in a variety of wood stains**
- 3cm Granite countertops with 5" backsplash
- GE Profile® Appliances to include:
  - Stainless Steel dishwasher with hidden controls
  - Built in wall combination convection oven/microwave
  - 30" slide in electric convection range
  - GE Café commercial hood
- GE Energy Star St. Steel French door refrigerator/ ice maker
- Double bowl stainless steel sink with Moen® 1/2 horsepower disposal
- Moen® Arbor Brushed Nickel single-lever faucet with pull out sprayer**
- LED under cabinet lighting

Look for the **Vitale Difference** included features.

These mean a superior home with significant savings!



**VITALE DIFFERENCE**  
*a new way of living*



VITALE HOMES

## EXTERIOR FEATURES

- ▣ Pavers at driveway/entry/lanai
- ▣ Sherwin-Williams® 2-step exterior paint system
- ▣ Eagle® Cement Roof Tile
- ▣ Professional designed Florida friendly landscaping package, Floratam Sod
- ▣ James Hardie® fiber-cement fascia
- ▣ Programmable irrigation system with rain gauge
- ▣ **8' fiberglass door with satin glass insert, per plan**
- ▣ Kwikset® satin nickel handle set and dead bolt
- ▣ Reinforced Steel premium wood-grain look, raised panel garage door with decorative metal hinges
- ▣ **Air Handler mounted in recessed ceiling of garage per plan**
- ▣ **8' garage door height, per plan**
- ▣ **Coach lights**
- ▣ Decorative mailbox per community specs
- ▣ Three GFCI exterior outlets
- ▣ Three hose bibs
- ▣ Liftmaster® wi-fi chain garage door opener

## ENERGY EFFICIENCY

- ▣ 15 Seer Lennox® Eco-friendly high efficiency heating and air conditioning
- ▣ Programmable thermostat
- ▣ AO Smith energy-efficient 50-gallon water heater
- ▣ Blower Door & air leakage tested per code
- ▣ Energy efficient Low-E dual pane windows
- ▣ **R38 insulation in ceilings**
- ▣ **R11 Foam Injected insulation in Block Wall**
- ▣ R4.1 Foil Insulation
- ▣ Zip System® on frame exterior walls that integrate water and air resistant barrier

## BATHROOM APPOINTMENTS

- ▣ Echelon® cabinets with full overlay, soft close doors and drawers, comfort height wood cabinets in a variety of wood stains
- ▣ **13"x 13" wall tile in master and secondary bathroom(s)**
- ▣ 3cm granite countertops with white under mount oval sink in all bathrooms
- ▣ Master Bathroom Royal Imperial Garden tub with **3cm granite deck and cabinet-finish panels, per plan**
- ▣ Kohler® Sterling tub in all the secondary bathrooms
- ▣ Clear glass with Brushed Nickel frame shower enclosure
- ▣ **Moen® Eva Brushed Nickel plumbing fixtures**
- ▣ Kohler® sterling water conservation elongated comfort-height seat commode
- ▣ Full-width mirror
- ▣ **36" mirrored bevel-edged medicine cabinet**
- ▣ Brushed nickel towel bars and paper holders

## LAUNDRY ROOM FEATURES

- ▣ Pre-plumbing for full size washer and dryer
- ▣ Echelon® cabinets with full overlay, soft close doors and drawers in a variety of wood stains
- ▣ 3cm granite countertops with 5" backsplash
- ▣ Mustee® drop-in sink with Moen® faucet

## HOME WIRE SYSTEM

- ▣ **Wired for full security including motion detector & keypad**
- ▣ **Pre-wire for ceiling fans in all bedrooms, family room and lanai**
- ▣ Telephone outlets in kitchen and all bedrooms
- ▣ Cable television outlets in family room and all bedrooms
- ▣ Generous recessed lighting
- ▣ Thomas® decorative lighting fixtures
- ▣ Structured wiring system

*Graybrook at*  
**WATERGRASS**  
**813.388.2813**



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