



VITALE HOMES

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.

Look for the Vitale Difference included features. These mean a superior home with significant savings! **VITALE DIFFERENCE**
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 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 wire mesh reinforced concrete slab foundation with steel reinforcement for superior structural strength**

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 Stainless Steel French door refrigerator with 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

INTERIOR FINISHES

- Mohawk 18 x 18 ceramic tile floors in all wet areas, main living and family rooms with **anti-fracture underlayment protection to minimize cracking**
- Mohawk carpet with 6lb pad in all 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 8' raised-panel arch doors**
- **Satin or nickel lever hardware**
- **Oversized colonial base board 5 1/4" and trim to add a sophisticated and stylish look**
- Wood window sills
- 5 1/4" crown molding in foyer, dining room, living and 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

3/21/2019



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LONG LIVE HAPPY HOMES Not an offer to purchase where prohibited by law. Broker participation welcome. CBC1257646 032119

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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 per plan
- **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 & 2 keypads**
- **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, per plan
- Thomas® decorative lighting fixtures
- Structured wiring system

EXTERIOR FEATURES

- Pavers at driveway/entry/lanai
- Sherwin-Williams® 2-step exterior paint system
- Eagle® Cement Roof Tile
- Professional designed Florida-friendly landscaping package with 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, as 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 system
- 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® sheathing on frame exterior walls that integrate water and air resistant barrier

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813-388-2813



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