INCLUDED FEATURES

ROSE HAVEN

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.*

VITALE HOMES

QUALITY ASSURANCE

- Personal assistance for your design center appointment
- 2-10 Home buyer (1-Year Workman-ship/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
- Lifetime limited warranty architectural roof shingles
- **Framing 16" on center**
- **3000-PSI concrete slab foundation reinforced with wire mesh for superior structural strength**

Look for the **Vitale Difference included features.** These mean a superior home with significant savings!

INTERIOR FINISHES

- Mohawk 18 x 18 ceramic tile floors in all wet areas with **anti-fracture underlayment protection** to min. cracking
- **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 5¼" and trim to add a sophisticated and stylish look**
- Carrara marble window sills
- **2" designer blinds**
- Mohawk carpet with 7/16" pad throughout home
- 9'4" high ceiling height, per plan
- **Water Softener loop pre-plumbed**
- **Swing Doors ILO Bi-fold doors, per plan**
- Finished interior garage

DELUXE KITCHENS

- **42" cabinets with flat panel doors and 3-5/8" crown molding**
- Granite Level 1 countertops with 5" backsplash
- GE Energy Star white or black freestanding 30" ceramic top electric range
- GE Energy Star white or black dishwasher
- GE Energy Star white or black built in 1.6 cu-ft microwave
- Refrigerator space pre-plumbed for ice maker
- Double bowl stainless steel sink with Moen® 1/2 horsepower disposal
- **Moen® Arbor Brushed Nickel single-lever faucet with pull out sprayer**

VITALE DIFFERENCE
a new way of living

EXTERIOR FEATURES

- Sherwin-Williams® 2-step exterior paint system
- Professional designed Florida friendly landscaping package, Floratam Sod
- 6" Fascia with **16" Overhang Soffit**
- 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 raised-panel garage door with decorative metal hinges
- **8' garage door height, per plan**
- **Coach lights**
- Concrete entry and covered lanai, per plan
- Decorative mailbox per community specs
- Three GFCI exterior outlets
- Three hose bibs
- Prewired for garage door opener
- **Aluminum hurricane shutters**

ENERGY EFFICIENCY

- 15 Seer 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
- **Air Handler mounted in recessed ceiling of garage per plan**
- Zip System® on frame exterior walls that integrate water and air resistant barrier

BATHROOM APPOINTMENTS

- Oversized, comfort height wood cabinets
- **13"x 13" wall tile in master and secondary bathroom(s)**
- **Granite countertops with white oval sink in all bathrooms**
- Royal Imperial garden tub in master bathroom, 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 seat commode
- Full-width mirror
- **36" mirrored bevel-edged medicine cabinet**
- Brushed nickel towel bars and paper holders

LAUNDRY ROOM FEATURES

- **Utility sink in laundry room**
- Pre-plumbing for full size washer and dryer

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
- Recessed lighting, per plan
- Light Package, per plan

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727.375.4045

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