

INCLUDED FEATURES

Royal Highlands

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

- Design appointment with Professional Designer
- 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
- Lifetime limited warranty architectural roof shingles
- **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
- **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 Stainless Steel freestanding 30" ceramic top electric range
- GE Energy Stainless Steel dishwasher
- GE Energy Stainless Steel 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

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

- Sherwin-Williams® 2-step exterior paint system
 - Professional designed Florida friendly landscaping package, Floratam Sod and Bhaia

Well & septic included

- 6" Fascia with **16" Overhang So it**
- Programmable irrigation system with rain gauge
- **8' fiberglass door with satin glass insert, per plan**
- Wireless 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
- Included WiFi garage door opener
- **100' x 120' cleared lot**

ENERGY EFFICIENCY

- 15 Seer Eco-friendly high efficiency heating and air conditioning system
- Smart Programmable thermostat
- AO Smith energy-efficient 50-gallon water heater
- Blower Door & air leakage tested
- 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
- 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

- **Full security including motion detector & smart home control panel**
- **Pre-wire for ceiling fans in all bedrooms, family room and lanai**
- Upto 8 low voltage drop location for TV, internet or phone, at chosen location
- Light Package, per plan

Royal Highlands
727.375.4045



Plans, prices, specifications, included features, available options, promotions, and incentives where applicable, are subject to change or substitution without notice. Artist's conceptual renderings, floorplans, site plans, site plan landscaping, and community amenities are shown for illustration only and are not intended to be an accurate representation. Features may vary per home and per community. Community amenities, specifications, plans, dimensions, and designs are subject to change or substitutions without notice. Refer to the recorded plat for accurate lot dimensions, setbacks, water, wetland and conservation areas, and easements. Model photography shown includes features that may be subject to change or substitution. All rights reserved.

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

VITALE HOMES.COM

VITALE DIFFERENCE
a new way of living