

INCLUDED FEATURES



VITALE HOMES

Southern Hills Plantation

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.*

GOURMET KITCHENS

- **42" Custom cabinets with full overlay, soft close doors and drawers. Upper cabinets with 3-5/8" crown molding in a variety of colors or stains**
- 3cm Quartz counter tops
- White Subway tile backsplash
- **GE Profile® Appliances to include:**
 - **Counter depth Stainless Steel French door refrigerator**
 - **Built in wall combination convection oven/microwave**
 - **30" Stainless Gas cooktop**
 - Stainless Steel dishwasher with hidden controls and third rack
 - **Chimney style decorative Stainless Steel range hood**
- Single bowl Stainless Steel sink
- Moen® Genta Black faucet with pull out sprayer
- Moen® ½ horsepower disposal
- **LED under cabinet lighting**

BATHROOM APPOINTMENTS

- Custom cabinets with full overlay, soft close doors and drawers, comfort height wood cabinets in a variety of colors or stains
- **9"x12" wall tile in owner and secondary bathroom(s)**
- **1.6cm Quartz counter tops**
- White undermount oval sink in bathrooms
- **Free standing Royal oval tub in owner bathroom per plan**
 - Moen® Genta Black plumbing fixtures
 - Owner bathroom frameless shower enclosure and secondary bathroom framed enclosure, per plan
- Elongated commodes, comfort- height, water saving
- **Full width mirror**
- **Moen® Genta black towel bars and paper holders**

INTERIOR FINISHES

- Mohawk® 18" x 18" ceramic tile floors in all wet areas with **anti-fracture underlayment protection to minimize cracking**
- Mohawk® Revwood laminate flooring Level 1
- Mohawk® carpet with 6lb pad in all bedrooms
- Midnight Black Mitte upscale lighting in foyer, dining, Pendant and bathrooms
- Sherwin Williams® Eco Friendly **flat paint choices including one of 7 color selections**, with white trim and ceilings throughout home
- **5 1/4" crown molding in foyer, dining room, and family room**
- **Rounded drywall corner beads**
- **Decorative 8' Smooth 5 panel doors**
- **1" x 6" flat base molding**
- **1" x 4" door casings**
- **Wood window sills with apron**
- 10'-12' ceiling height, per plan
- **Water softener loop pre-plumbed**
- **Black door handles and hinges**
- **Four tray ceilings located: Great Room, Master Bedroom, dining, and double tray in foyer**

VITALE DIFFERENCE

a new way of living



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

These mean a superior home with significant savings!

EXTERIOR FEATURES

- **8' Fiberglass entry door with satin glass insert (per Plan)**
- **Decorative Pavers including the driveway, front lanai and rear lanai**
- **Oversize driveway width with double road base**
- Sherwin-Williams® 2 step exterior paint system with 26 package choices
- 30 year architectural Shingle roof
- Professional designed Florida-friendly landscaping package
- Floratam Sod
- Programmable irrigation system
- Designer coach lights per plan
- **8' Bridgeport steel garage door with glass inserts**
- **7' Gallery side golf cart door, reinforced steel, raised-panel**
- **Air Handler mounted in recessed ceiling of garage per plan to save floor space and a quieter home**
- Three GFCI exterior outlets
- Three hose bibs
- **Pre-stub for gas grill and pre-plumb for future outdoor kitchen**
- **Epoxy garage floor**

SMART HOME FEATURES and HOME WIRING FEATURES

- **Smart Technology**
- Smart Home control panel
- Wireless security system
- Wireless deadbolt
- Doorbell camera
- Smart Programmable thermostat
- Smart Entry Light
- Low voltage drops located in bedrooms, living and great room
- Pre-wire for ceiling fans in all bedrooms, family room and lanai
- Liftmaster® wi-fi chain garage door opener
- 9"-12" LED flush mount lights

LAUNDRY ROOM FEATURES

- **Cabinets with full overlay, soft close doors and drawers in a variety of colors or stains**
- **42" upper cabinets with crown**
- **Laundry cabinet with 21" sink**

ENERGY EFFICIENCY

- **15 Seer Lennox® Eco-friendly high efficiency heater and air conditioning system. Variable speed with humidity control**
- Energy efficient VINYL low-E dual pane windows
- **Tankless gas water heater**
- **R38 ceiling insulation**
- **R11 Foam insulation injected in block walls**
- **R4.1 Foil Insulation**
- **Zip System® sheathing on frame exterior walls that integrate water and air resistant barrier**
- **Blower door and air leakage tested**

QUALITY ASSURANCE

- Personal Designer assistance for your design center appointment
- 2-10 Home Buyer Warranty 1 Year Workmanship -2 Year Systems-10 year Structural
- All plans designed to showcase more windows to allow for additional natural light
- **Framing 16" on center**
- **3000 PSI wire mesh reinforced concrete slab foundation with steel reinforcement for superior structural strength**
- **Taexx® Pest control tubing system in walls**
- Boracare termite treatment with \$1,000,000 damage replacement warranty

SOUTHERN HILLS PLANTATION

352.249.8117

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