

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 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
- Advantex ® 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 **fracture guard underlayment protection** to minimize cracking
- **Sherwin-Williams® Eco Friendly paint (choice of select colors) with white trim & ceilings throughout home**
- **Rounded drywall corner beads**
- Knock down textured ceilings
- **Decorative raised-panel 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

EXTERIOR FEATURES

- Sherwin-Williams® 2-step exterior paint system
- Professional designed Florida friendly landscaping package with Bahia Sod
- Well & septic included
- 6" Fascia with **16" Overhang**
- Programmable Wi-fi irrigation system with rain gauge
- **8' fiberglass entry door with satin glass insert, per plan**
- 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
- **100' x 120' of the lot is cleared**

ENERGY EFFICIENCY

- 15 Seer Eco-friendly high efficiency heating and air conditioning system
- Energy-efficient 50-gallon water heater
- Blower Door & air leakage test
- Energy efficient Low-E dual pane Vinyl windows
- **R38 insulation in ceilings**
- **R11 Foam Injected insulation in Block Wall**
- R4.1 Foil Insulation on block walls
- **Air Handler mounted in recessed ceiling of garage per plan**
- Zip System® on frame exterior walls that integrate water and air resistant barrier

BATHROOM ACCESSORIES

- Oversized, comfort height wood cabinets
- **13"x 13" wall tile in master and secondary bathroom(s)**
- **Granite or Select Quartz countertops with white oval sink in all bathrooms**
- Royal Imperial Garden tub in master bathroom, per plan
- Tub in all the secondary bathrooms
- Clear glass with Brushed Nickel semi-frame shower enclosure per plan
- **Moen® Eva Brushed Nickel plumbing fixtures**
- 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

SMART HOME & HOME WIRING FEATURES

- **Smart Home Security including**
 - **Wireless Dead Bolt**
 - **Smart home control panel**
 - **Doorbell camera**
 - **Smart Programmable thermostat**
 - **Smart Entry light**
- Prewired for garage door opener
- Low voltage drop located in all bedrooms/Living Room
- Light Package, per plan
- **Pre-wire for ceiling fans in all bedrooms, family room and lanai**

Royal Highlands 727.223.1978



LONG LIVE HAPPY HOMES

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