

Azalea



Coastal B Elevation

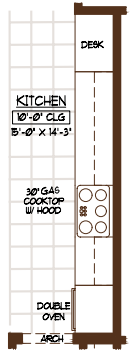
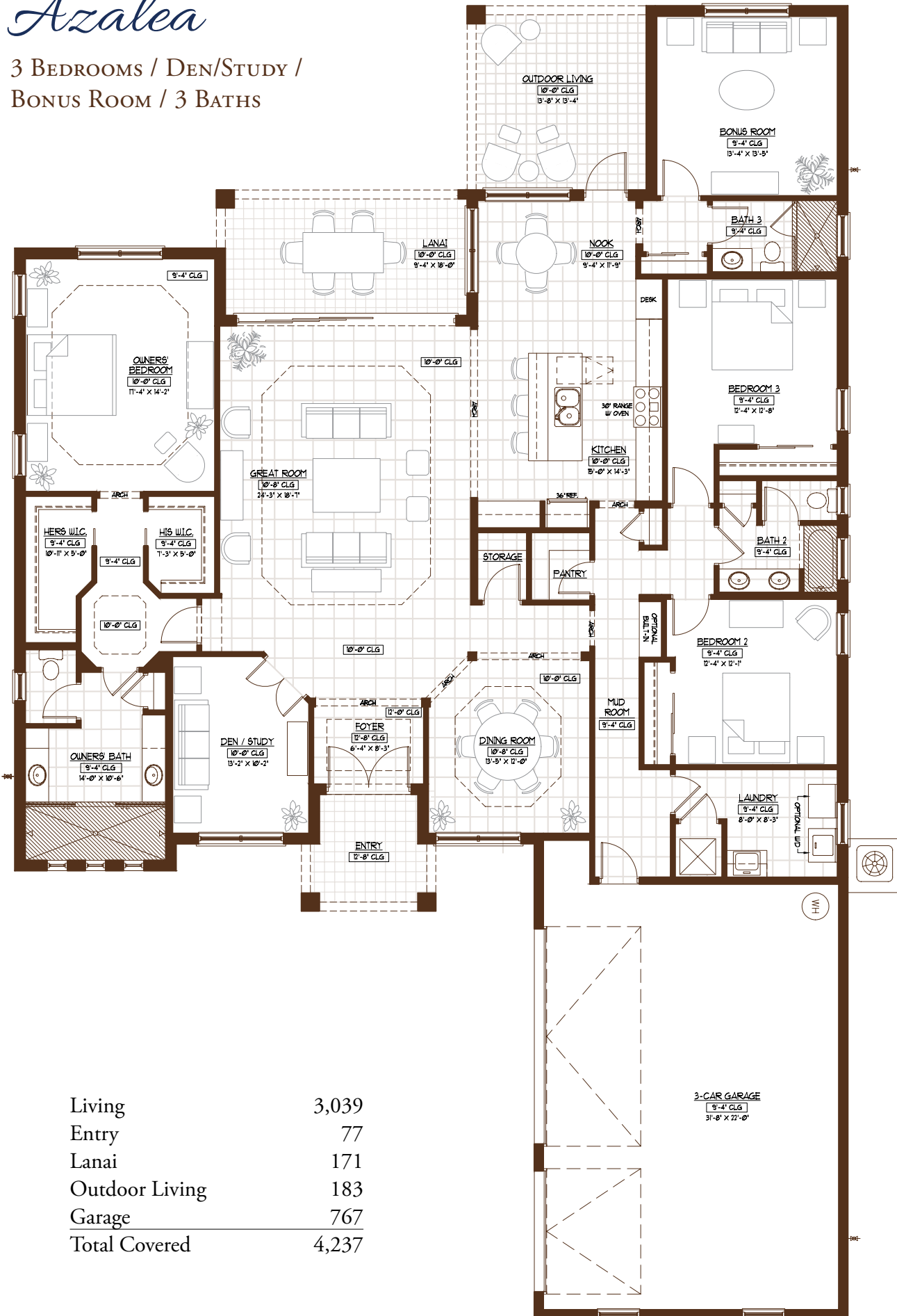


ASHTON OAKS

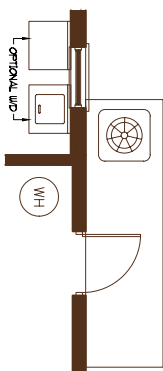
SARASOTA, FLORIDA

Azalea

3 BEDROOMS / DEN/STUDY /
BONUS ROOM / 3 BATHS

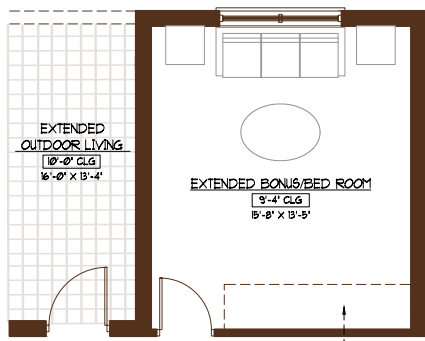


DOUBLE
OVEN
OPTION

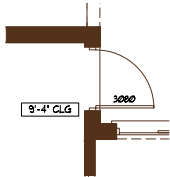
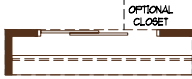


GARAGE
DOOR
OPTION

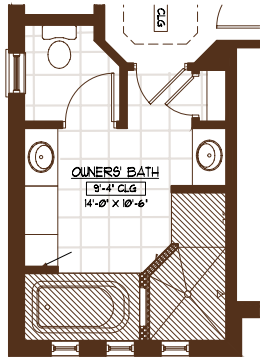
Living	3,039
Entry	77
Lanai	171
Outdoor Living	183
Garage	767
Total Covered	4,237



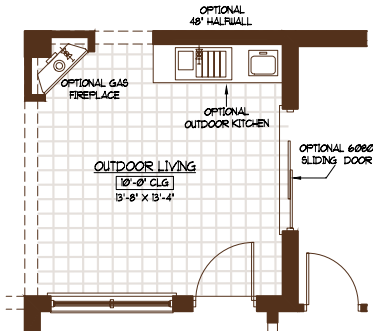
OPT. EXTENDED
BONUS ROOM
(+31.5SF)



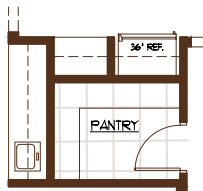
OWNERS' BEDROOM
DOOR OPTION



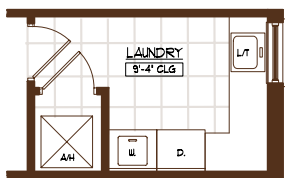
OWNERS' BATH OPTION



OPTIONAL OUTDOOR LIVING



WET BAR OPTION



LAUNDRY ROOM OPTION



Coastal A Elevation



Mediterranean A Elevation



Mediterranean B Elevation

Features

STYLISH, HIGH QUALITY EXTERIOR

- Sophisticated Coastal or Mediterranean architectural styling
- Steel-reinforced concrete block construction
- Low-maintenance cementitious finish
- Flat or barrel style concrete roof tiles (elevation dependent)
- Aluminum windows with insulated, impact-resistant, Low-E glass on front elevation windows and steel storm shutters on the side and rear elevations
- 16' wide x 8' tall insulated, Low-E glass, sliding glass door in Great Room
- 6' wide x 8' tall, painted, low-maintenance fiberglass impact rated entry door
- Decorative concrete paver Driveway, Sidewalk, Owner Walkway, Entry, Lanai, and Outdoor Living Area
- SHERWIN WILLIAMS premium 100% acrylic exterior paint
- Gutters on front of home
- Photocontrolled post lamp
- Selection of decorative coach lights
- Hose bibs per plan
- Weather-resistant outlets (GFI) per plan
- Premium impact-resistant garage doors with overlay OR double steel insulated, stained wood-look doors (elevation dependent), 1/2 HP operators and remote openers
- Cementitious finish on garage interior walls

LUSH LANDSCAPING AND LAWN

- Colorful and environmentally friendly landscape design by noted landscape architect per plan
- Beautiful plant beds with water efficient drip irrigation and upgraded mulch
- Florida friendly, drought-tolerant, Zoysia turf
- Meandering interconnected front landscape buffer
- Automatic irrigation system with controller

KITCHEN

- Custom American-crafted, locally-made hardwood cabinets with 3/4" plywood box construction (no particle board), choice of cabinet doors, stepped 36"-42" uppers, premium soft-close drawer construction, 3" stained crown moldings, and extensive selection of included hardware options

- Wide selection of granite countertops with various included edge profiles
- Choice of 4" granite or full-height tiled backsplash
- Walk-in pantry with shelving or built in cabinet pantry, per plan
- Undermount cabinet lighting with valance
- Premium stainless steel appliance package including gas range and oven
- 1/2 HP in-sink disposal
- Multiple recessed lights, per plan
- Pre-wired for 3 pendant lights over Kitchen island
- Upgraded designer single lever faucet with pull out spray

BATHS

- Luxurious Owners' Bath Roman style walk-in shower, dual valves and shower heads, and premium frameless 3/8" shower glass panels atop granite-capped knee-walls
- Custom American-crafted, locally-made hardwood cabinets with 3/4" plywood box construction, with choice of cabinet doors in all baths, extensive selection of included hardware options
- Wide selection of granite countertops in all baths with choice of edge profile
- Single bank of drawers and make up area in Owners' Bath
- Two undermount sinks in Owners' Bath with 8" widespread MOEN faucets
- Wide selection of floor-to-ceiling ceramic or porcelain shower wall tiles
- Elongated comfort height, water-efficient toilets with slow-close seats
- Cast iron tub in Guest Bath
- PEX water line plumbing
- Undermount white sinks with sophisticated MOEN faucets in Guest Baths
- Individual switch exhaust fans vented to exterior
- Pre-wire for sconce lighting
- Recessed lighting per plan

INTERIOR

- Wide selection of 18"-20" ceramic or porcelain floor tiles in Great Room, Kitchen, Foyer, Hallways, Baths, Dining Room, Utility Room and Nook
- Plush carpeting in Bedrooms and Den/Study
- Light textured finish on walls and knock down ceilings

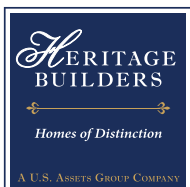
- 8' raised panel doors throughout
- 12' ceiling with 8" tray in Foyer
- 10' ceiling with 8" trays in Great Room, Kitchen, Den/Study and Dining Room (per plan), 9 1/4" ceilings elsewhere
- Crown molding in Foyer, Great Room, Dining Room (per plan) and Owners' Bedroom Trays
- Custom trim carpenter-built, painted wood columns at Dining Room
- 5 1/4" baseboards throughout
- 3 1/4" door casing throughout
- Schlage lever door handles in choice of finishes
- SHERWIN WILLIAMS interior paint
- Utility Room sink, custom American-crafted, locally-made hardwood cabinetry, with granite countertops, washer/dryer hookups and fluorescent lighting
- Solid surface window sills throughout

ENERGY & ELECTRICAL

- Upgraded R-38 ceiling insulation throughout
- Energy efficient quick-recovery natural gas hot water heater
- Plumbing for natural gas at water heater, range and oven, and dryer
- 14 S.E.E.R. high-efficiency variable speed heat pump A/C and heating systems with programmable thermostat
- Fully ducted active heating and A/C returns in all bedrooms
- Phone/data and television lines, per plan
- Decora light switches and receptacles
- Hard-wired smoke and CO2 detectors with battery backup
- Recess lighting throughout the home, per plan
- Pre-wires for ceiling fans in all Bedrooms, Great Room, Den, Lanai, Outdoor Living and Bonus Room

QUALITY. INTEGRITY. SERVICE.

- Two-year limited whole-home warranty
- Transferrable 10-year insurance-backed structural warranty
- Interior selections made with an award-winning, noted Interior Design team
- Professional service during construction and warranty period



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