



### Site Map Legend

- 60' Wide Homesite (Light Green)
- 40' Wide Homesite (Orange)
- \* Model Home
- P Model Parking



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WHY NOT START FRESH?

# Standard Included Features

## Interior Features

- Decorative 3 1/4" colonial baseboards
- Decorative 2 1/4" colonial door casing
- Shaw LVP flooring on first floor living areas
- Ball knob door hardware in brushed nickel
- Six panel, wood-grain texture colonist doors
- Maintenance-free, ventilated shelving throughout
- Smoke and carbon monoxide detectors wired to electrical system with battery back-up
- Cat6 data outlet in Master Suite and Living Room
- Structured media enclosure in Master Suite closet
- Ceiling fan pre-wire, switched in Living Room, Recreation Room (per plan), and all Bedrooms
- Recessed LED flush mount light fixtures
- Decora lighting switches
- Carpets with 7/16" 5.5lbs foam pad
- Interior washer and dryer hook-up with vent to the exterior
- White 2" faux wood window blinds

## Kitchen Features

- 2.0cm quartz countertops (per Interior Design selection)
- Spacious island workspace (per plan)
- Island seating area (per plan)
- Shaw LVP flooring in Kitchen
- Designer recessed panel cabinets, with hidden hinges and hardware with 30" upper cabinets
- Sterling by Kohler premium 18-gauge, undermount, single bowl stainless-steel sink, 9-5/16" deep with SilentShield® sound-absorption technology
- Moen "Method" single handle with pullout spray faucet in polished chrome finish
- GE self-cleaning stainless-steel range
- GE recirculating stainless-steel microwave
- GE high-efficiency Energy Star stainless-steel dishwasher
- Moen 1/3 hp garbage disposal
- Oversized, walk-in pantry with 5 rows of shelving (per plan)
- Recessed LED flush mount light fixtures

## Bathroom Features

- Spacious walk-in closets (per plan)
- Shaw LVP flooring
- 1.6cm quartz countertops
- Mirrors with vanity lighting w/ recessed LED flush mount bulbs
- Moen "Chateau" single handle faucets in polished chrome finish
- Top mounted china sinks
- Sterling by Kohler pedestal sink (per plan)
- Sterling by Kohler elongated commode
- Sterling by Kohler "Vikrell®" shower pan and/or tub and wall surrounds
- Designer recessed panels cabinet with hardware and hidden hinges
- Spacious linen closets (per plan)

## Exterior Features

- Attractive and architecturally authentic elevations with textured stucco and fiber cement siding systems
- Stylish exterior front door hardware with deadbolt in brushed nickel
- Insulated 6 panel fiberglass 6' 8" front and rear door (per plan)
- Non-slip concrete driveways, lead walk, porch and/or entryway
- Architectural dimensional 30-year shingle roof
- High quality acrylic exterior paint
- Raised panel reinforced decorative garage doors
- Automatic garage door opener with two remotes
- Low-E, insulated sliding glass doors (per plan)
- Professionally designed landscape packages
- Water-conserving irrigation systems
- Weather resistant acrylic paint on front porch and rear patio (per plan)
- Private, 2-car or 3-car garage (per plan)
- Exterior hose bibb at garage and rear of home

## Energy Saving Features

- Florida Water Star™ compliant homes
- High efficiency air conditioning system with SEER2 ratings that meets or exceeds current building codes
- Energy efficient range and heating system
- Carrier® ecobee™ SmartThermostat Pro with voice control
- LED flush mount light fixtures
- Energy efficient LED lightbulbs
- R-4.1 insulated block walls
- R-13 insulation in exterior framed walls
- R-30 batt/blown ceiling insulation over conditioned space
- Insulated AC ductwork hard-sealed with mastic
- Energy efficient water heater
- Air infiltration barrier between framing and drywall

## Construction & Customer Care

- One-year non-transferable performance guarantee (subject to normal wear and tear)
- Four scheduled meetings with your Casa Fresca Construction Manager to learn about your new home
- First floor concrete block construction with poured, reinforced concrete cells
- Low-maintenance soffit and fascia
- 150 or 200 amp electrical service (per plan)
- BoraCare termite treatment
- Taexx built-in "tubes in the wall" pest control system

# Bold Included Features

## Interior Features

- Decorative 5 1/4" colonial baseboards
- Decorative 2 1/4" colonial door casing
- Shaw LVP flooring on first floor living areas
- Lever door hardware in brushed nickel
- Two square panel, smooth colonist doors
- Maintenance-free, ventilated shelving throughout
- Smoke and carbon monoxide detectors wired to electrical system with battery back-up
- Cat6 data outlet in Master Suite and Living Room
- Structured media enclosure in Master Suite closet
- Ceiling fan pre-wire, switched in Living Room, Recreation Room (per plan), and all Bedrooms
- Recessed LED flush mount light fixtures
- Decora lighting switches
- Carpets with 7/16" 5.5lbs foam pad
- Interior washer and dryer with vent to the exterior

## Kitchen Features

- 2cm quartz countertops (per Interior Design selection)
- Spacious island workspace (per plan)
- Island seating area (per plan)
- Pull out Trash Drawer in Kitchen Island.
- LVP flooring in Kitchen
- Designer recessed panel cabinets, with hidden hinges and hardware with 42" upper cabinets and crown molding
- Premium 18-gauge, undermount, single bowl stainless-steel sink, 9-5/16" deep
- Single handle with pullout spray faucet in brush nickel finish
- Self-cleaning stainless-steel slide-in electric range
- Recirculating stainless-steel microwave
- High-efficiency Energy Star stainless-steel dishwasher
- 1/3 hp garbage disposal
- Oversized, walk-in pantry with 5 rows of shelving (per plan)
- Recessed LED flush mount light fixtures

## Bathroom Features

- Spacious walk-in closets (per plan)
- LVP flooring
- 2.0 cm quartz countertops
- Mirrors with vanity lighting w/ recessed LED flush mount bulbs
- Single handle faucets in brush nickel finish
- Rectangular undermount sinks
- Elongated commodes
- Semi-frameless
- Ceiling height tile shower surrounds with tile shower floors
- Semi-frameless shower enclosures (not included with tubs)
- Freestanding roman tub (per plan)
- Designer recessed panels cabinet with hardware and hidden hinges
- Spacious linen closets (per plan)

## Exterior Features

- Attractive and architecturally authentic elevations with textured stucco and fiber cement siding systems
- Stylish exterior front door hardware with handleset and smart lock.
- Insulated 2 Square panel fiberglass 8' 0" front door and 8'0" sliding glass rear door (per plan)
- High quality acrylic exterior paint
- Raised panel reinforced decorative garage doors
- Automatic garage door opener with 2 remotes
- Low-E, insulated sliding glass doors (per plan)
- Professionally designed landscape packages
- One cast aluminum construction black outdoor wall lantern.
- Water-conserving irrigation systems
- Weather resistant acrylic paint on front porch and rear patio (per plan)
- Private, 2-car or 3-car garage (per plan)
- Exterior hose bibb at garage and rear of home

## Energy Saving Features

- High efficiency air conditioning system with SEER2 ratings that meets or exceeds current building codes
- Energy efficient range and heating system
- Smart thermostat with voice control
- LED flush mount light fixtures
- Energy efficient LED lightbulbs
- R-4.1 insulated block walls
- R-13 insulation in exterior framed walls
- R-30 batt/blown ceiling insulation over conditioned space
- Insulated AC ductwork hard-sealed with mastic
- Energy efficient water heater
- Air infiltration barrier between framing and drywall

## Construction & Customer Care

- One-year non-transferable performance guarantee (subject to normal wear and tear)
- Four scheduled meetings with your Casa Fresca Construction Manager to learn about your new home
- First floor concrete block construction with poured, reinforced concrete cells
- Low-maintenance soffit and fascia
- 150 or 200 amp electrical service (per plan)
- BoraCare termite treatment
- Taexx built-in "tubes in the wall" pest control system

# Rosa

3 bed • 2 bath • 3 car | 1,810 sq. ft.

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WHY NOT START FRESH?



**Rosa A**  
Color Scheme 8



**Rosa B**  
Color Scheme 13

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# Rosa

3 bed • 2 bath • 3 car | 1,810 sq. ft.

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MAIN FLOOR PLAN

Main Floor A/C	1810 SF
Total A/C	1810 SF
3 Car Garage	636 SF
Entry	78 SF
Lanai	165 SF
Total Area	2689 SF

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# Dalia

4 bed • 2 bath • 3 car | 2,212 sq. ft.

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**Dalia A**  
Color Scheme 17



**Dalia B**  
Color Scheme 19

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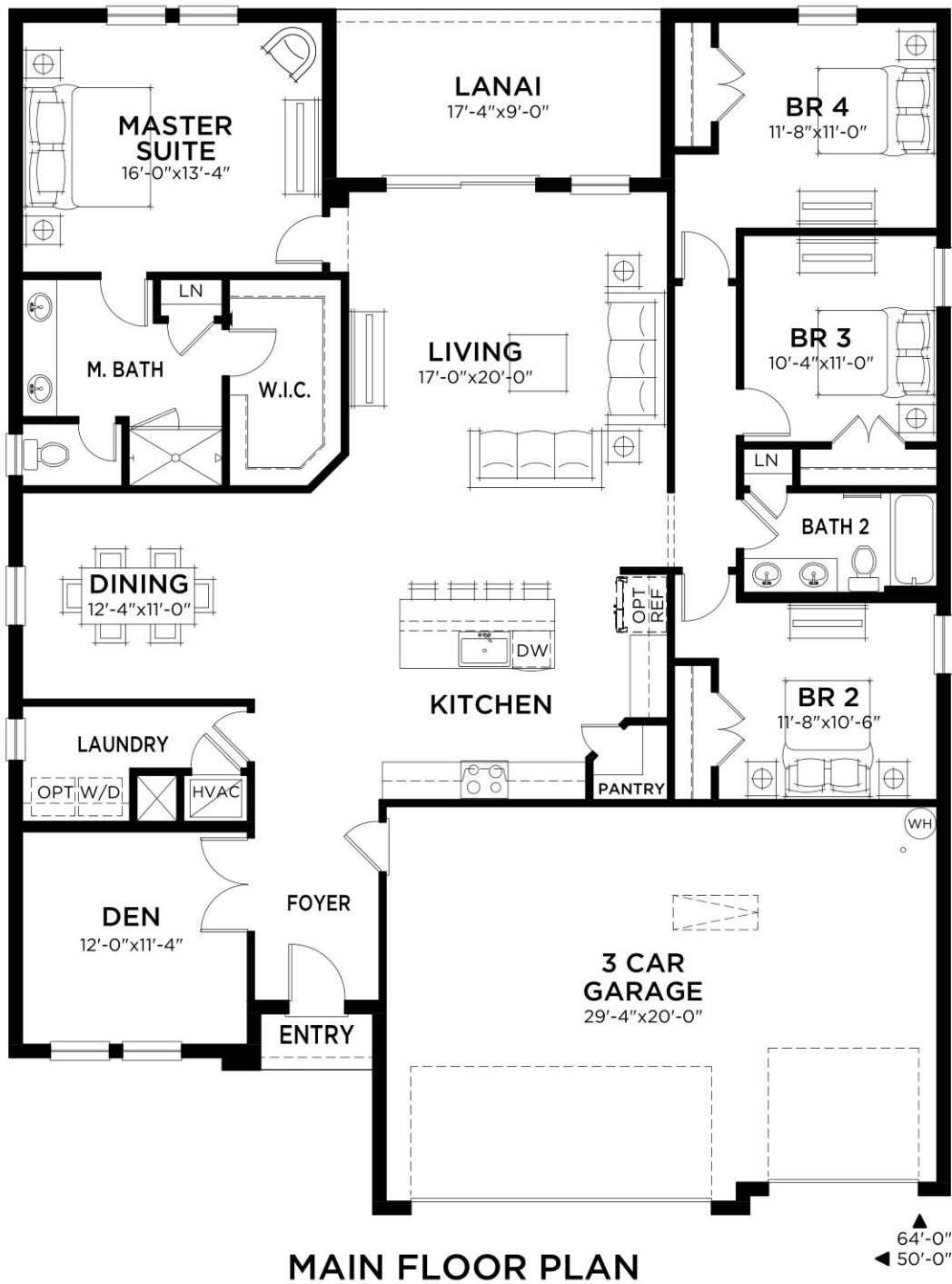


# Dalia

4 bed • 2 bath • 3 car | 2,212 sq. ft.

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Living A/C	2212 SF
Total A/C	2212 SF
3 Car Garage	646 SF
Entry	19 SF
Lanai	156 SF
Total Area	3033 SF

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# Jazmin

5 bed • 3 bath • 3 car | 2,452 sq. ft.

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**Jazmin A**  
Color Scheme 10



**Jazmin B**  
Color Scheme 9

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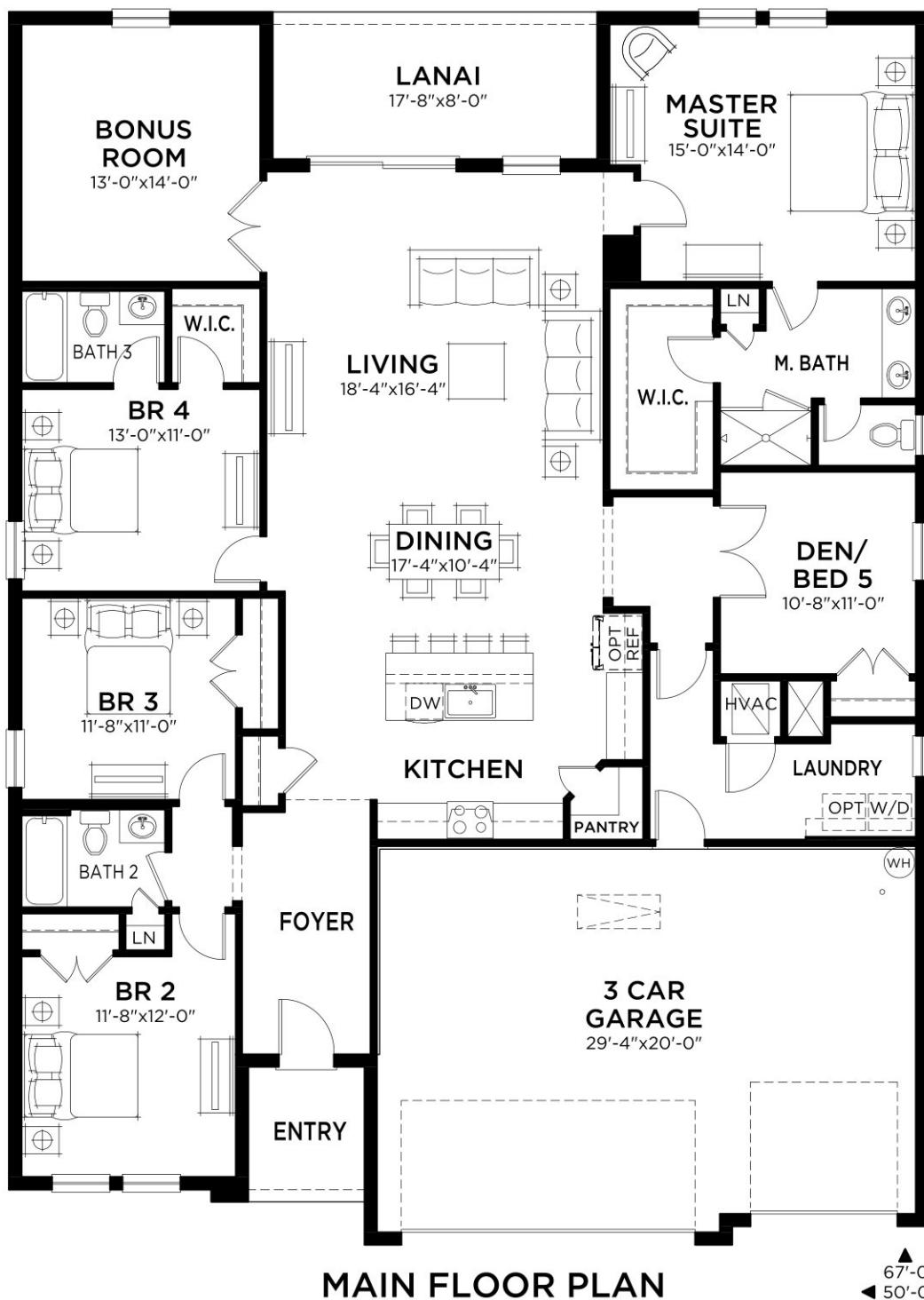


# Jazmin

5 bed • 3 bath • 3 car | 2,452 sq. ft.

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Living A/C	2452 SF
Total A/C	2452 SF
3 Car Garage	646 SF
Entry	48 SF
Lanai	141 SF
Total Area	3287 SF

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# Violeta

5 bed • 3 bath • 3 car | 3,288 sq. ft.

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**Violeta A**  
Color Scheme 14



**Violeta B**  
Color Scheme 16

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# Violeta

5 bed • 3 bath • 3 car | 3,288 sq. ft.

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UPPER FLOOR PLAN



MAIN FLOOR PLAN

Main Floor A/C	1345 SF
Upper Floor A/C	1943 SF
Total A/C	3288 SF
3 Car Garage	622 SF
Entry	63 SF
Lanai	160 SF
Total Area	4133 SF

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# Arroyo

4 bed • 2.5 bath • 2 car | 2,240 sq. ft.

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**Arroyo A**  
Color Scheme 10



**Arroyo B**  
Color Scheme 4



**Arroyo C**  
Color Scheme 11

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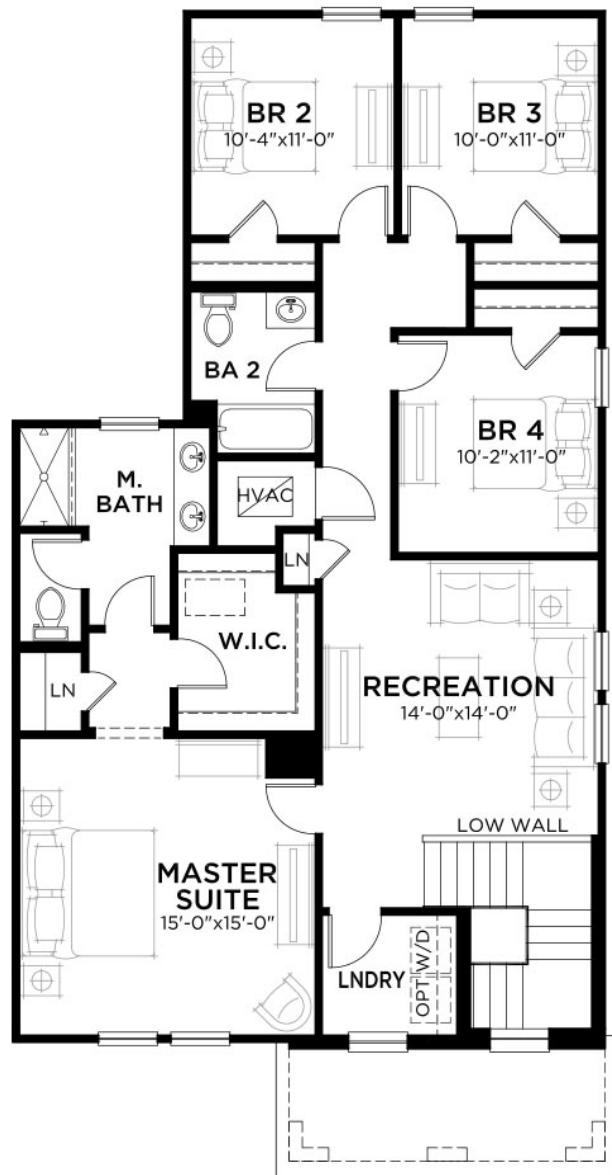


# Arroyo

4 bed • 2.5 bath • 2 car | 2,240 sq. ft.

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#### Area Schedule

Main Floor A/C	933 SF
Upper Floor A/C	1307 SF
Total A/C	2240 SF
2 Car Garage	448 SF
Entry	90 SF
<b>Total Area</b>	<b>2778 SF</b>

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# Lago

4 bed • 2.5 bath • 2 car | 1,794 sq. ft.

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**Lago A**  
Color Scheme 6



**Lago B**  
Color Scheme 17



**Lago C**  
Color Scheme 3

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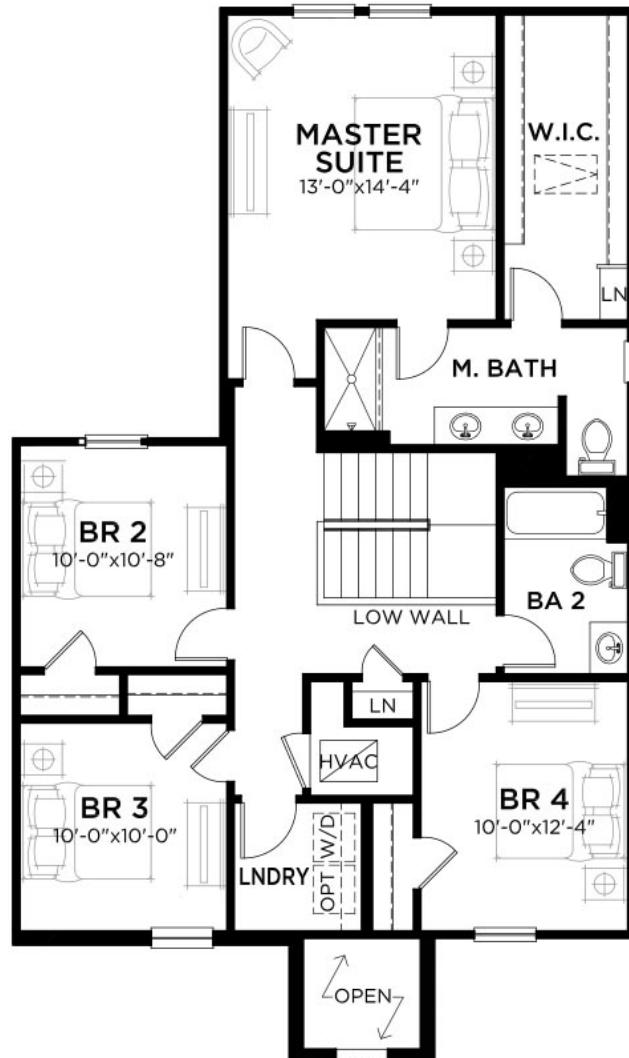
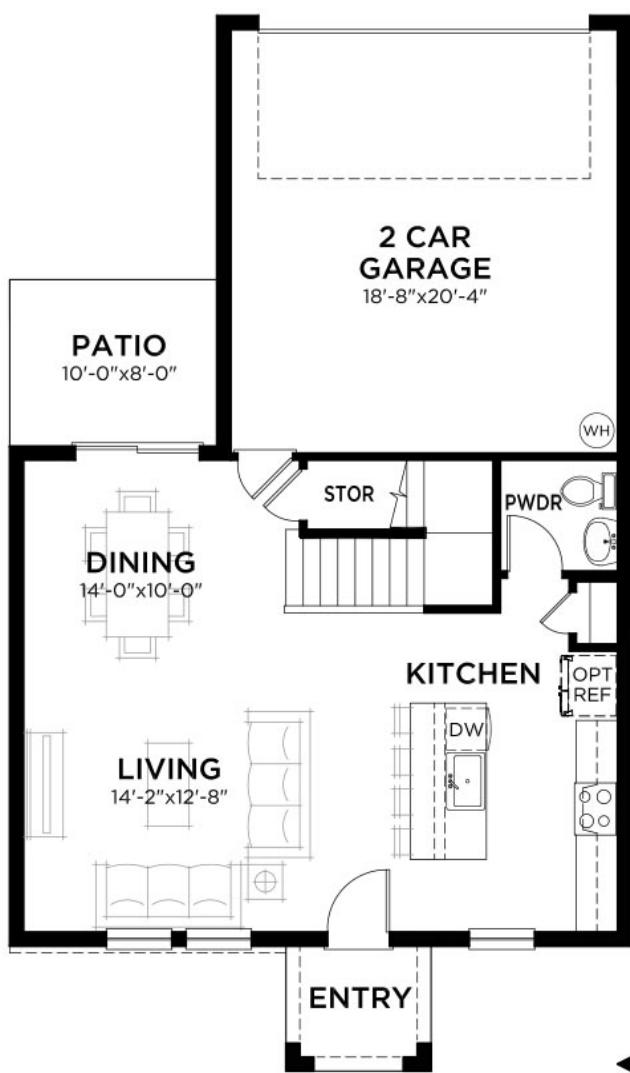


# Lago

4 bed • 2.5 bath • 2 car | 1,794 sq. ft.

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#### Area Schedule

Main Floor A/C	714 SF
Upper Floor A/C	1080 SF
Total A/C	1794 SF
2 Car Garage	420 SF
Entry	42 SF
Total Area	2256 SF

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# Océano

4 bed • 2 bath • 2 car | 1,680 sq. ft.

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**Océano A**  
Color Scheme 1



**Océano B**  
Color Scheme 12



**Océano C**  
Color Scheme 8

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# Océano

4 bed • 2 bath • 2 car | 1,680 sq. ft.

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MAIN FLOOR PLAN

**Area Schedule**

Main Floor A/C	1680 SF
Garage	420 SF
Entry	34 SF
Total Area	2134 SF

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# Cascada

5 bed • 3 bath • 2 car | 2,423 sq. ft.

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**Cascada A**  
Color Scheme 13



**Cascada B**  
Color Scheme 2



**Cascada C**  
Color Scheme 16

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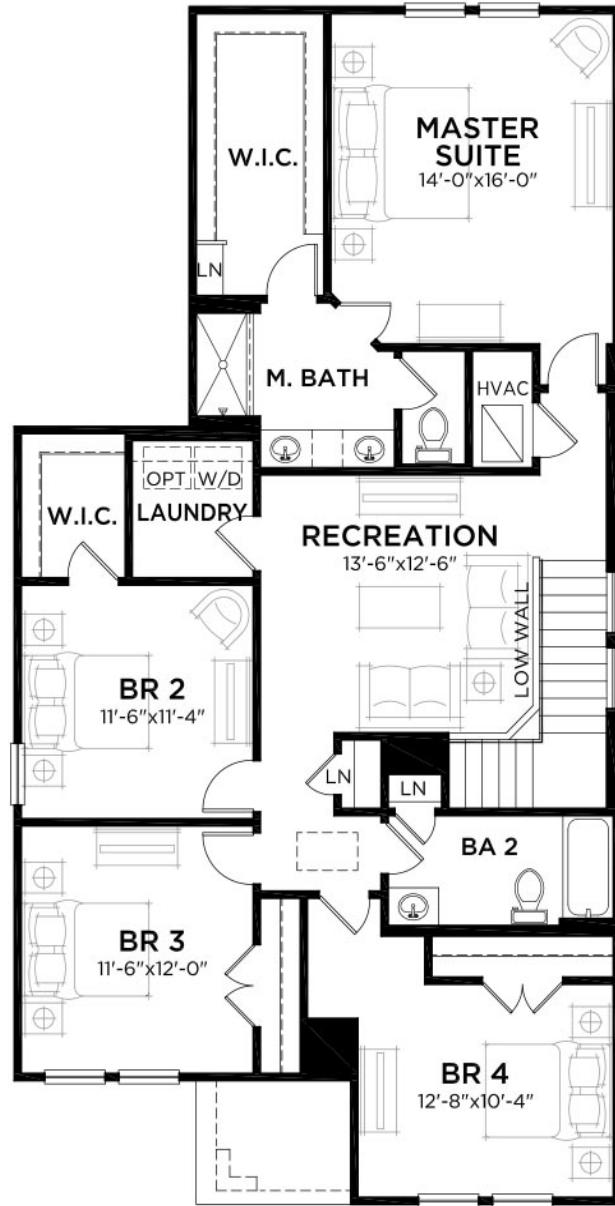
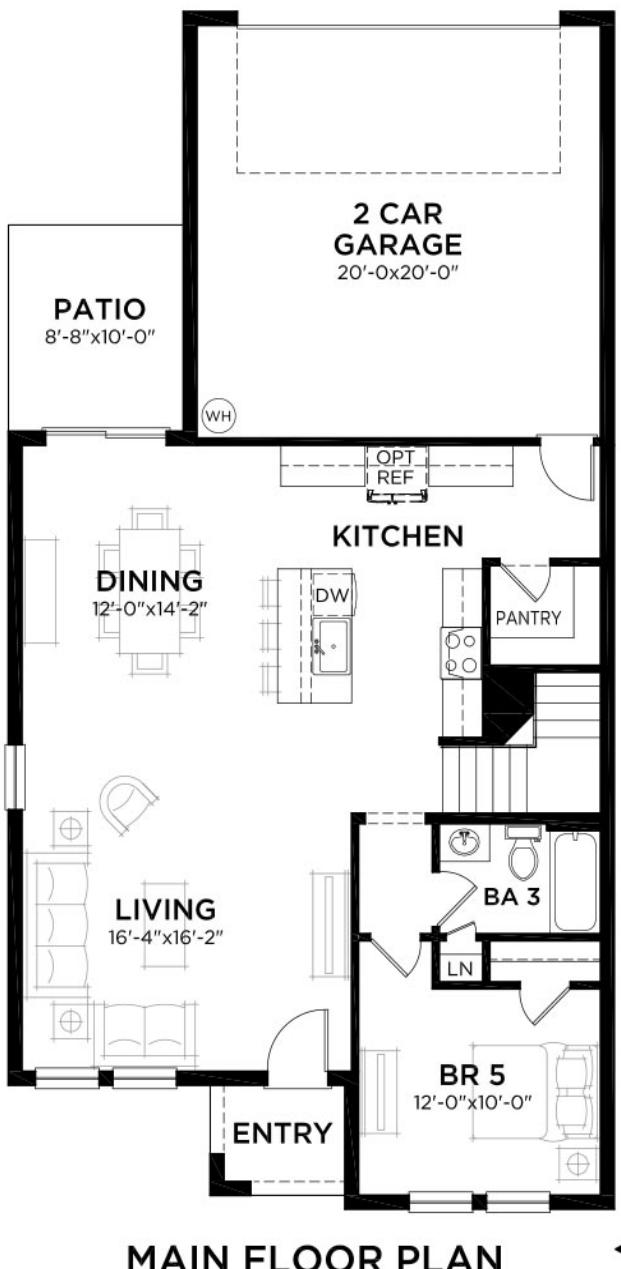


# Cascada

5 bed • 3 bath • 2 car | 2,423 sq. ft.

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#### Area Schedule

Main Floor A/C	1023 SF
Upper Floor A/C	1400 SF
Total A/C	2423 SF
2 Car Garage	441 SF
Entry	36 SF
Total Area	2900 SF

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