

FEATURE SHEET

VILANO

STRUCTURAL

- Reinforced 2500 psi concrete monolithic foundation slab
- Masonry exterior walls on first floor with reinforced concrete bond beams
- APA-rated OSB structural sheathing on roof and frame exterior walls
- 3/4" tongue-and-groove OSB sub-flooring
- Professionally engineered roof and floor trusses with hurricane clips and bracing
- Wood framing and furring strips at 16" centers on interior load-bearing walls
- Storm-rated, heavy-gauge steel raised panel garage door
- Recessed garage floor, sloped to garage door
- Tray Ceilings, per plan
- Storm-rated windows and sliding glass doors
- Storm-rated fiberglass front entry door
- Boracare termite treatment throughout

PLUMBING

- Modular garden tub/shower with tile surround in Master Bath per plan
- Modular shower with tile walls in Master Bath per plan
- Modular tub/shower with tile walls in 2nd Baths
- Elongated commodes throughout
- Undermount china sinks in bathrooms
- Chrome bathroom faucets throughout
- Pex system plumbing water lines
- 50-gallon water heater
- Interior washer/dryer hook-up
- Icemaker line with shut-off valve
- Exterior hose hook-up for convenience
- 3cm granite countertops in all bathrooms
- Pre-plumb for future laundry tub

ELECTRICAL

- Single pole switches and outlets throughout
- Main service panel with 200-400 amp capacity, depending on square footage
- Quality copper wiring in the interior of home (Aluminum service subfeed if applicable)
- Coordinated decorative light fixtures
- Lighted Pantries per plan
- Ceiling fan pre-wires in all Bedrooms & Family
- Telephone pre-wires in two locations
- Cable pre-wires in four locations
- Décor rocker switches
- Exhaust fans in all bathrooms

- Vapor cans in all showers
- Battery-backup smoke detectors throughout
- Exterior weatherproof outlets
- Coach lights
- Garage door opener
- Pool pump pre-wire

MECHANICAL

- 15 SEER air conditioning system with heat pump
- AC Jumpers in Bedrooms
- Digital programmable thermostat

ENERGY-SAVING MEASURES

- R-13 Fiberglass batt insulation in the wood-framed walls
- R-30 Fiberglass batt or blown insulation in ceilings
- R-4.1 insulated masonry walls on exterior walls
- Polycel thermal sealant around all windows and exterior doors to reduce air infiltration
- Thermal insulated entry door and door to garage
- Double-glazed low E windows and sliding glass doors
- Radiant Barrier OSB Roof Sheathing

INTERIOR FINISHES

- Dramatic 10'0" ceilings on the 1st floor per plan
- 9'0" high 2nd floor ceilings per plan
- "Portofino Roma" ceiling texture with "Fresh Mandarin" texture on all walls
- Two-coat interior paint application in Shell White
- 8'0" tall 6-panel wood-grained flat top interior doors
- Colonial 5 1/4" baseboard and 2 1/4" door casing throughout
- Durable polymer extended window sills throughout
- Brushed nickel interior door levers throughout
- Brushed nickel keyed entry lockset with deadbolt
- White ventilated closet shelving throughout
- Wall-to-wall carpet on 5.5" foam pad
- Ceramic tile flooring in foyer, kitchen, baths and laundry
- 36" upper cabinetry in laundry room

EXTERIOR FINISHES

- High style, coordinated exterior themes throughout the community
- Full textured stucco exteriors with contrasting raised decorative features
- Raised panel insulated fiberglass entry door
- Tile roofs in pre-approved colors
- Raised polymer shutters in accenting colors
- White framed windows and sliding glass doors with grids between the glass
- Exterior coating application with contrasting trim

- Maintenance-free vinyl vented soffit on overhangs with aluminum fascia
- Full coverage lawn with drought/pest/fungus-resistant sod
- Full coverage sprinkler system with rain gauge
- Professionally-designed tropical landscape package
- Cool deck rear patio
- Paver driveway, porch, and leadwalk

KITCHEN

- Stainless steel range with microwave/hood
- Stainless steel built-in dishwasher
- 42" premium flat paneled cabinets, stacked & staggered uppers
- Cabinetry crown moldings & hardware
- 3cm granite countertop
- Undermount stainless steel sink
- Chrome kitchen faucet
- Undersink 1/3 hp garbage disposal
- Recessed lighting per plan
- Ceramic tile backsplash

QUALITY ASSURANCE

- Exceptional financing that fits your budget, through an approved lender
- Quality assurance inspection prior to closing to ensure the quality of your new Emerald Home
- Personalized New Homeowner Orientation
- The peace of mind of a 10-Year RWC warranty to protect your investment

COMMUNITY

- Underground Utilities
- Sarasota County Water & Sewer
- Gated Community
- Private Homeowner's Association with Protective Covenants & Restrictions
- One acre homesites

EMERALD
HOMES
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