

### ■ *Neighborhood Features*

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- Charming and peaceful streetscapes with community sidewalks
- Convenient to local shopping, dining and entertainment
- Excellent access to downtown Tampa, Plant City, Lakeland & University of South Florida area
- Homeowner's Association with protective covenants and restrictions
- Just minutes from Interstate-75 & Interstate-4
- Landscaped community entry
- Neighborhood Street Lights
- Professionally landscaped home sites
- Underground utility services

### ■ *Quality Exterior Features*

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- 30 year fungus resistant dimensional fiberglass shingles
- Architectural elevation detailing
- Brick exterior quarry pavers at front entry
- Cementitious smooth finish on exterior bands, per plan
- Cementitious textured finish on exterior walls, per plan
- Concrete 16' wide driveway, 3' wide entry walk and rear patio, per plan with broom finish
- Double pane windows and 8'-0" sliding glass doors
- Elegant Fiberglass entry door systems with sidelight
- Full St. Augustine sod coverage in all yards
- Individual home irrigation system with timer and rain gauge
- Kwikset entry door hardware with dead bolt lock
- Low maintenance vinyl soffit and aluminum fascia
- Mailbox per community standards
- Off ridge vent attic ventilation, per plan
- Professionally designed exterior color schemes
- Screens on all windows and single screen on operable sliding glass door
- Sherwin Williams Loxon acrylic masonry exterior paint
- Steel paneled overhead garage doors 120 MPH
- Two (2) exterior garden hose connections
- Two GFI exterior electrical outlets
- White aluminum window frames

### ■ *Quality Interior Features*

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- Breathtaking 10' ceilings, per plan
- Carpet 100% nylon over 7/16" 6 lb pad
- Ceramic floor tile 2" x 2" at shower floors, per plan
- Ceramic floor tile 16" x 16" at Foyer, Kitchen, Laundry, Master Bath and Secondary Bath(s), per plan
- Ceramic wall tile 6" x 6" at shower walls, per plan
- Colonial painted door casing and baseboard.
- Corian window sills
- Crown molding, location per plan
- Designer brushed nickel lighting fixtures in Dining, Foyer, Family, Living, Master Bath and Nook, per plan
- Elongated water closets in all Baths
- Front entry door handle set
- Knockdown textured ceilings
- Moen chrome faucets in all Baths
- Orange Peel texture interior walls, per plan
- Oval shape pedestal sink in Powder Room, per plan
- Paneled interior doors
- Sherwin Williams interior latex wall paint
- Warp-resistant vinyl clad shelving in closets, per plan
- Washer and Dryer connections

### ■ *Gourmet Kitchen Features*

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- 1/2 HP under sink disposer
- 42" upper cabinets with crown molding trim
- Breakfast bars in selected model homes
- Convenient tilt out tray at Kitchen sink
- General Electric 30" range with ceramic cook top
- General Electric microwave, Spacemaker
- General Electric tall tub dishwasher, Energy Star
- Ice maker connection for in-line refrigerator
- Moen Chateau chrome Kitchen faucet with spray attachment
- Stainless steel double sink

## ■ **Master Suite Features**

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- Ceramic tile 6" x 6" walls and deck at garden tub
- Corian shower sills, per plan
- Full width mirror
- Linen closet, per plan
- Oversized Jacuzzi acrylic "soaker" garden tub
- Separate ceramic tile shower with glass enclosure, per plan
- Sitting area, per plan
- Spacious walk-in closets with warp-resistant vinyl clad shelving

## ■ **Quality Construction Features**

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- Bora-Care treatment
- CPVC plumbing system
- Proflex tile underlayment
- Soil treatment under slab for termite protection
- Vapor barrier under entire home

## ■ **Electrical Features**

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- Copper and aluminum interior electrical wiring
- Exterior coach light, per plan
- Five cable television coaxial cable pre-wires
- Five Category 5 telephone outlets
- GFI electrical outlets in kitchen, bath rooms and laundry room, per code
- Pre-wire for automatic garage door opener
- Pre-wire for switched fan outlets in all bedrooms and family room, location per plan
- Recessed can lights in kitchen, breakfast area and hallway, locations per plan
- Security system
- Smoke detectors with battery back-up inside and outside of every bedroom, per code

## ■ **Energy Advantage Package**

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- Double pane windows & sliding glass doors
- Energy efficient 40 gallon electric water heater
- Energy efficient Carrier 13 SEER HVAC System, environmentally friendly – Puron 410A
- Heat Pump
- Honeywell programmable thermostat, Pro 6000
- Insulated fiberglass front door
- Off ridge vents for attic ventilation
- Polycel foam caulking around doors and windows
- R 4.1 masonry wall insulation
- R-11 framed exterior walls, per plan
- R-30 ceiling insulation in trussed ceiling living areas

## ■ **Structural Integrity**

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- 2500 PSI Fiber mesh reinforced concrete foundation and slab
- All blueprints sealed by a structural engineer
- Engineered roof trusses with hurricane fasteners at exterior walls
- HardieBacker board, per plan
- Nominal 2x4 studs in all interior walls, 16" on center structural load bearing framing and 24" on center interior partition framing
- Two-story homes have nominal 2x4 exterior walls on second floor, per plan

## ■ **Bering Homes Homeowner Care**

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- Pre-construction owner's orientation
- Pre- drywall construction meeting
- New home demonstration
- Builder-initiated warranty inspection 30 days, and 11 months after closing
- 2-10 Home Buyers Warranty, limited structural warranty

*Optional Features: Please consult with your sales associate for our extensive list of available options and upgrades*

*Model Presentation: Model homes are shown with many options and upgrades. All furniture, accessories, window treatments, draperies, decorator built-in shelving, accent paint colors, mirrored wall treatments, wall coverings, refrigerator, model landscaping, model irrigation system, fencing, layout and textured finish of entry walks and patios, security lighting and system and garage sales office construction are for model display purposes only, and are not included in the sales price. Please check with our sales representative for details. All floor plans and exterior renderings are artists' conceptions and all dimensions are approximate.*

*In the interest of continuous improvement, Bering Homes reserves the right to change or modify floor plans, materials and features without prior notice or obligation. Specifications are subject to modifications, revisions and changes without notice. Builder, at its sole discretion, reserves the right to substitute items of like quality.*