

# Geneva Landings

## Manor Included Features

### DISTINGUISHING EXTERIORS

- Fully-Sodded Homesite with Florida Sustainable Sod
- Landscape Package
- Irrigation System
- Concrete Masonry Construction with Textured Finish and/or Siding
- Variety of Exterior Paint Selections
- Architectural Shingles with Limited-Lifetime Warranty
- Distinctive Insulated Fiberglass Entry Door (Addl. Doors per plan)
- Paneled Steel Garage Door
- Two or Three-Car Driveway (per plan)
- Continuous Vented Vinyl Soffits
- Fiber Re-Enforced Concrete Slab, 2500 PSI Rating
- Maintenance-Free Aluminum Fascia
- 2 Hose Bibs, Both Sides of Home
- **Covered Lanai with Double Switch Ceiling Fan Pre-wires** (per plan)
- 2 Sealed LED Recessed Can Lights on Lanai (per plan)
- **Coach Light Pre-wires on Both Sides of Garage** (per plan)
- **Flo-Crete Finish on Entry and Lanai** (per plan)

### ENERGY-SAVING & ELECTRICAL FEATURES

- 14.3 SEER2 (minimum) Energy-Efficient Heat Pump
- **Ecobee3 Lite SmartThermostat**
- Low E, Double Pane Windows with Screens and Tilt-In Sash
- Rapid Recovery 50-Gallon (minimum) Hot Water Heater
- R-30 Insulation in Living Area Ceilings
- R-4.2 FI-Foil Exterior Masonry Walls
- R-11 Batts On Frame Walls Between House and Garage
- **Foam Injected Wall Block**
- CAT 6 Pre-Wire (2 per plan)
- Double Switch Ceiling Fan Pre-wires (Gathering Room, Den, Lanai, and All Bedrooms)
- **LED Ceiling Light in All Bedrooms**
- 1/2 HP Wi-Fi Smart Garage Door Opener with Remotes
- Rocker Electrical Switches
- Surge Protection Device
- Smoke and Carbon Monoxide Alarms
- 3 Exterior GFI Outlets
- Lighting Fixtures in Foyer, Café and Dining Room (per plan)
- Sealed LED Recessed Ceiling Lights in Kitchen (per plan)
- Dryer Vented to Exterior
- Air Conditioning Vents in Walk-In Wardrobes (per plan)
- **Media Panel**

### KITCHEN FEATURES

- Samsung Stainless Steel Self-Cleaning Smooth-Top Electric Range
- Samsung Stainless Steel Over-the-Range Microwave
- Samsung Stainless Steel Quiet-Operation Dishwasher
- Stainless Steel Sink
- Delta Stainless Steel Faucet with Pulldown Sprayer
- 1/2 HP Garbage Disposal
- **36" Birch Wood or Laminate Cabinetry, with Soft Close Doors**
- **Cabinet Hardware**
- Granite or Level 1 Quartz Countertop Selections
- Ice Line Plumbing
- Convenient Pantry (per plan)

### SPECTACULAR INTERIORS

- Plush Stain-Resistant Wall-to-Wall Carpeting
- 7/16" 6# Carpet Pad
- **Vinyl Plank Flooring in All Wet Areas and First Floor Living Spaces, Excluding Den, Bedrooms, and Loft (per plan)**
- Knockdown Textured Walls and Ceiling
- Multiple Interior Paint Selections, with White Ceiling
- Painted Colonial Wood Trim
- 2-Panel Doors
- Kwikset Satin Nickel Finish Door Handles
- Wood Window Sills
- Laundry Room with Washer & Dryer Connections (per plan)

### BATHROOM FEATURES

- **Ceramic Wall Tile in Bath and Shower Areas**
- Vinyl Plank Flooring
- Birch Wood or Laminate Cabinetry, with Soft Close Doors in Secondary Bath
- **36" Raised Vanity Birch Wood or Laminate Cabinetry, with Soft Close Doors in Owner's Suite**
- Cabinet Hardware
- Wide Range of Wilsonart Premium Mica Countertop Selections with Choice of Crescent or Beveled Edge
- Delta WaterSense 2-Handle Chrome Faucets on All Sinks
- Delta Chrome Faucets on All Tubs and Showers
- Decorative Light Fixtures Over All Vanities
- **Framed Mirrors Over All Vanities**
- Medicine Cabinet in Full Baths (per plan)
- Garden Tub in the Owner's Suite (per plan)
- Sterling Durable White Vikrell Tub in Secondary Baths (per plan)
- Elongated Commodes Throughout
- Free Slide Ventilated Closet Shelving
- Chrome Glass Shower Enclosure in Owner's Suite (per plan)

### SECURITY & SERVICE FEATURES

- **Kwikset Traditional Keypad Connected Smart Lock**
- Peephole on Entry Door
- **Taexx Built-In Pest Control System**
- Anti-Termite Treatment
- Cluster Mailbox Kiosk
- Lender Partners and Title Companies for Convenience and Customer Satisfaction
- Selection Studio Staffed by Design Professionals, Assisting Buyers with Selection Decisions

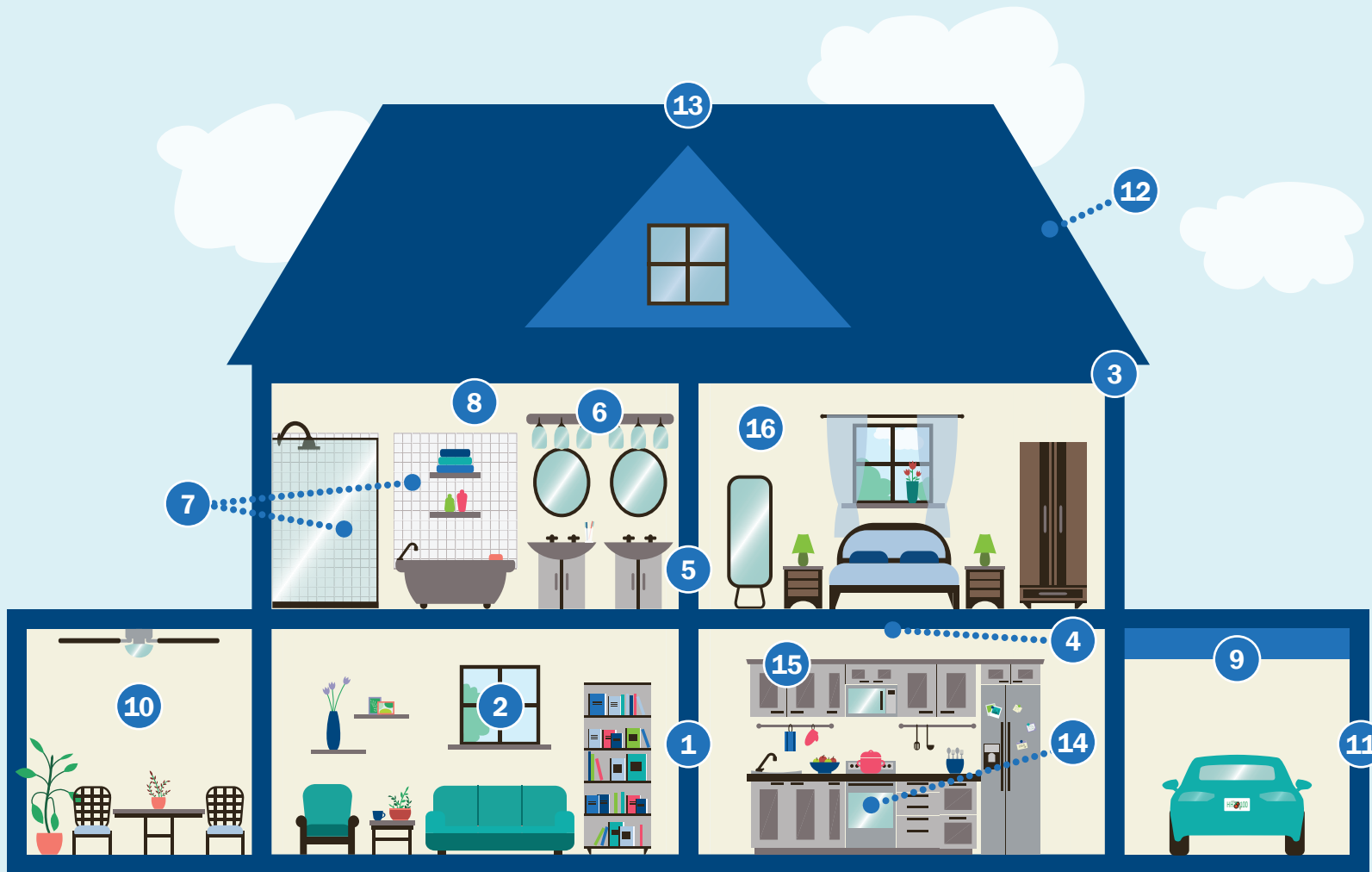
### WARRANTY SATISFACTION

- **One-Year Builders Limited Warranty**
- 2-10 Home Buyers New Home Warranty
- Customer Satisfaction Survey

Effective on homes permitted after 08/01/26

Geneva Landings | 1128 Mountain Flower Lane | Davenport, FL 33837 | (863) 438-5113

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- 1 14.3 SEER2 (min) Heat Pump with Smart Thermostat:** Energy-efficient system paired with an ENERGY STAR® programmable smart thermostat for optimal comfort, convenience, and savings.
- 2 Low-E Double-Pane Windows:** Reduces heat radiating into your home & the tilt-in sash makes cleaning the glass a breeze.
- 3 R-30 Ceiling & R-11 Foam Block Insulation:** Provides a barrier against heat entering your home, lowering energy bills.
- 4 LED Kitchen Lighting:** ENERGY STAR® lights use just 13W (75W equivalent) apiece for 83% energy savings, emit little heat, and provide bright and evenly distributed light.
- 5 Rapid-Recovery 50-Gallon (min) Water Heater:** Shower and run the wash at the same time! Heats water faster using less energy than a larger volume tank.
- 6 Decorative Vanity Lighting:** Effective light with stylish design.
- 7 Ceramic Tiled Shower & Tub:** Durable, quality craftsmanship.
- 8 En-Suite Owner's Bath:** Enjoy privacy and personal space with features such as 36" raised dual vanities, a garden tub, and glass-enclosed shower (per plan).

- 9 1, 2, or 3-Car Garage with Wi-Fi Smart Garage Door Opener:** Control and get alerts via your smart phone.
- 10 Covered Lanai:** Provides desirable outdoor living space (per plan).
- 11 TAEXX Built-in Pest Control:** Eliminates pests before they get inside! Servicing is done from the exterior - No chemicals sprayed inside.
- 12 Architectural Shingles:** Durable, wind resistant and visually pleasing, plus covered by a limited-lifetime warranty.
- 13 2-10 Home Buyers Warranty:** 10-years of structural warranty protection from the nation's leading home warranty company, for your peace of mind.
- 14 Samsung Stainless Steel Appliances:** 5-burner smooth top smart electric range, fingerprint-resistant microwave with fan, and ENERGY STAR® quiet-operation dishwasher with hidden controls & sanitize cycle.
- 15 36" Birch Wood, White, or Gray Cabinets with Hardware:** Recessed panel doors in your choice of 5 on-trend finishes. Solid wood face frames, hidden hinges, and decorative knobs/pulls.
- 16 Two-Tone Interior Paint:** Multiple color choices for your walls, with a classic white ceiling.

**Plus: Professional decorators at our Personal Selection Studio will help you personalize your dream home to your style and needs!**