

Ralston Reserve

Townhome Included Features

DISTINGUISHING EXTERIORS

- Fully-Sodded Homesite with St. Augustine in Front Yard and Bahia in Side and Rear Yard
- Landscape Package
- Irrigation System
- Concrete Masonry and Wood Frame Construction
- Professionally Designed Exterior Color Schemes
- Architectural Shingles with Limited-Lifetime Warranty
- Paneled Steel Garage Door
- Distinctive Insulated Fiberglass Entry Door (Addl. Doors per plan)
- Continuous Vented Vinyl Soffits
- Fiber Re-Enforced Concrete Slab, 2500 PSI Rating
- Maintenance-Free Aluminum Fascia
- 2 Hose Bibs, Front and Rear of Home
- **Covered Lanai with Double Switch Ceiling Fan Pre-wires**
- Sealed LED Recessed Can Light on Lanai
- **Flo-Crete Finish on Entry and Lanai**

KITCHEN FEATURES

- Samsung Stainless Steel Self-Cleaning Smooth-Top Electric Range
- Samsung Stainless Steel Over-the-Range Microwave
- Samsung Stainless Steel Quiet-Operation Dishwasher
- Samsung Refrigerator
- Stainless Steel Sink
- Delta Stainless Steel Faucet with Pulldown Sprayer
- 1/2 HP Garbage Disposal
- White or Burlap Cabinetry
- **36" Birch Wood or Laminate Cabinetry with Hidden Hinges**
- **Cabinet Hardware**
- Quartz Countertops with Crescent Edge
- **Vinyl Plank Flooring**
- Ice Line Plumbing
- Convenient Pantry (per plan)

BATHROOM FEATURES

- **Ceramic Wall Tile in Bath and Shower Areas**
- Vinyl Plank Flooring
- Birch Wood/Laminate Cabinets with Hidden Hinges
- Laminate Countertops
- **36" Raised Vanity in Owner's Bathroom**
- 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)
- Sterling Durable White Vikrell Tub in Secondary Baths (per plan)
- Elongated Commodes Throughout
- Free Slide Ventilated Closet Shelving

SPECTACULAR INTERIORS

- Mohawk Plush Carpeting in Bedrooms
- 7/16" 6# Carpet Pad
- **Vinyl Plank Flooring in Wet Areas**
- Knockdown Textured Walls and Ceiling
- Interior Paint, 2-Tone with White Ceiling
- Painted Colonial Wood Trim
- Wood Window Sills
- 6-Panel Doors
- Kwikset Brushed Chrome Finish Door Handles

ENERGY-SAVING & ELECTRICAL FEATURES

- 14.3 SEER2 (minimum) Energy-Efficient Heat Pump
- Ecobee3 Lite Smart Thermostat
- 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**
- Telephone Pre-wires (CAT 6 - 2 per plan)
- Cable Pre-wires (RG6 - 5 per plan)
- Double Switch Ceiling Fan Pre-wires (Gathering Room, Bedrooms, and Lanai)
- **Led Flush Mount Light Fixtures in All Bedrooms**
- Wi-Fi Enabled Garage Door Opener with Remote
- Rocker Electrical Switches
- Smoke and Carbon Monoxide Alarms
- Lighting Fixtures in Baths and Dining Room (per plan)
- Sealed LED Recessed Ceiling Lights in Kitchen (per plan)
- Dryer Vented to Exterior
- Air Conditioning Vents in Walk-In Closets (per plan)
- **Media Panel**

SECURITY & SERVICE FEATURES

- **Kwikset Traditional Keypad Connected Smart Lock**
- Peephole on Entry Door
- **Taexx Built-In Pest Control System**
- Anti-Termite Treatment
- Cluster Mailboxes
- Lender Partners and Title Companies for Convenience and
- Customer Satisfaction

WARRANTY SATISFACTION

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

Effective on homes permitted after 11/17/25

Ralston Reserve | Models Coming Soon! | St. Cloud, FL 34771 | (407) 326-4349

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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, personal space, and features such as 36" raised dual vanities & a glass-enclosed shower.

- 9 TAEXX Built-in Pest Control:** Eliminates pests before they get inside! Servicing is done from the exterior - No chemicals sprayed inside.
- 10 Architectural Shingles:** Durable, wind resistant and visually pleasing, plus covered by a limited-lifetime warranty.
- 11 2-10 Home Buyers Warranty:** Receive 2-years of mechanical systems coverage and 10-years of structural warranty protection from the nation's leading home warranty company, for your peace of mind.
- 12 Quartz Kitchen Countertops:** Luxurious, low-maintenance surfaces.
- 13 Samsung Stainless Steel Appliances:** 5-burner smooth top smart electric range, microwave with fan, ENERGY STAR® quiet-operation dishwasher, and ENERGY STAR® large-capacity side-by-side refrigerator.
- 14 36" Kitchen Cabinets with Crown & Hardware:** Shaker-style doors in on-trend laminate and wood finishes. Soft-close hinges, solid wood face frames, decorative knobs/pulls, & crown moulding.
- 15 Vinyl Plank Flooring (in wet areas):** Durable & low-maintenance.
- 16 Two-Tone Interior Paint:** Neutral walls with a classic white ceiling.

Plus: Professionally designed interior and exterior color palettes.