

# Bridge Pointe TH

## Townhomes Included Features

### DISTINGUISHING EXTERIORS

- Florida Friendly Fully-Sodded Homesite
- 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 Soft Close Doors**
- **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 Soft Close Doors
- 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
- Chrome Glass Shower Enclosure In Owner's Suite (per plan)

### SPECTACULAR INTERIORS

- 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
- 2-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**
- Cat 6 Pre-wires (2 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



**1 14.3 SEER2 (min) Heat Pump with Programmable Thermostat:** Energy-efficient, providing optimal comfort, convenience, and lower energy bills by programming your indoor temp & times.

**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 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.

**13 36" Kitchen Cabinets with Hardware:** Shaker-style doors in on-trend laminate and wood finishes, with solid wood face frames and decorative knobs/pulls.

**14 Vinyl Plank Flooring (in wet areas):** Durable & low-maintenance.

**15 Two-Tone Interior Paint:** Neutral walls with a classic white ceiling.

**Plus: Professionally designed interior and exterior color palettes.**