

Las Brisas At Sunset Lakes Features List

Architectural & Exterior Elements

- * Gated community entrance
- * Community park
- * Durable concrete block construction
- * Poured concrete second floors
- * First & second floor concrete block walls
- * Textured stucco finish & handsome architectural accents
- * Spanish style cement tile roofs
- * Inviting covered entries
- * Covered rear terraces
- * Interlocking tumbled brick paver driveway, walks & entries
- * 3 Car garages with automatic openers and transmitters
- * Tastefully designed mailboxes
- * Underground utilities
- * Automatic, timed, underground irrigation system
- * Front & rear hose bibs
- * Professionally landscaped and fully-sodded homesites
- * Architecturally accented, 8-foot double entry doors with Schlage brass double locksets, including a 10 year finish warranty
- * Weatherproof GFI electrical outlets
- * 10 year Bonded Builders Warranty

Interior Features

- * Dramatic volume ceilings throughout
- * 16" x 16" ceramic tile flooring in selected areas
- * Luxurious, stain resistant wall to wall carpeting in a choice of decorator colors
- * Pre-wired telephone outlets in kitchen and all bedrooms
- * Pre-wired television outlets in family room and all bedrooms
- * Paddle fan outlets in all bedrooms and family room
- * Electric door chime
- * State of the art security system with two keypads (with 3 year monitoring agreement)
- * Decora wall switches
- * High efficiency SEER 12 air conditioning systems
- * Air conditioner ducts in walk-in closets
- * Double element, 50 gallon, high efficiency, quick recovery water heater
- * Energy efficient R-30 ceiling insulation
- * Cultured marble vanity tops with integral molded sinks and bullnose edge
- * Beveled mirrored medicine cabinets in all secondary bathrooms
- * Elongated water closets in all bathrooms
- * Conveniently located utility rooms with laundry tub & vinyl clad shelving
- * Whirlpool washer & dryer
- * 8' interior doors to master suites and dens
- * Marble window sills throughout
- * Recessed lighting in selected areas
- * Textured knockdown ceiling throughout
- * Schlage lever handle hardware with 10 year finish warranty

Kitchen Components

- * Exquisite granite countertops in choice of decorator colors
- * European style 42" cabinets with built-in cutlery divider, spice drawer, garbage roll out & tilt-out sponge tray at sink
- * Whirlpool appliances in a choice of decorator colors:
 - Built-in microwave
 - Ceramic radiant cooktop with oven below
 - 25 cubic foot side-by-side refrigerator with ice & water dispenser
 - Multi-cycle dishwasher
- * Garbage disposal
- * Stainless steel double sink with pull-out sprayer
- * 16" x 16" ceramic tile flooring
- * Spacious breakfast area & counter bar areas, per plan
- * Spacious pantries

Master Suite Retreats

- * 8' double entry doors
- * Dramatic tray and coffer ceilings, per plan
- * Comfortable sitting areas, per plan
- * Built-in closet organizer's
- * Mirrored by pass doors, per plan
- * Luxurious cultured marble Roman tub
- * Compartmentalized toilet room with bidet option
- * Luxurious cultured marble vanity tops with integral molded sinks & bullnose edge
- * European style, raised panel vanity cabinets
- * Full width vanity mirrors
- * 6" x 6" ceramic tile flooring & showers in choice of designer colors



954-818-6092
TroyWilson@kw.com
www.TheWilsonRealEstateGroup.com



SUNSET LAKES
AN ATLANTIS OLD COMMUNITY

Subject to availability, and without prior notice, builder reserves the right to substitute equipment, materials, and appliances of comparable quality or utility.