

# Features of your Tiffany Cove home

## SilverLakes features

- 802 acres of lakes
- 35 miles of lakefront
- Florida Quality Development
- Proposed tennis & fitness center
- Dramatic entry landscaping
- Community park with pool, deck and cabana baths
- Sandy beach
- Tot lot
- 8 foot bike path
- Proposed boating and docking club
- Picnic area
- Over 300 acres of environmental wetlands

## Community features

- Entry feature walls & landscaping
- Automatic sprinkler system
- Professionally designed & landscaped yards
- 4 foot sidewalks
- Street lighting
- Underground utilities
- Municipal water supply & sewer service

## Exterior features

- Tile roofs in color choices
- Concrete driveways & walkways
- Covered entries
- Overhang around house
- Entry courtyards and covered rear patios
- Raised panel garage doors with windows
- Colonial single hung windows with screens
- Architecturally coordinated solid wood front entry door with security viewer and case-hardened steel deadbolt locking mechanism
- Electric door chime
- Outside lighting fixtures
- 2 story CBS construction
- 5/8" plywood on roof
- 3 color pastel elevations

## Home features

- Integral finished 2 car garages
- Pre-wired for garage door opener
- Volume ceiling & vaulted ceilings
- 8" X 8" ceramic tile entry foyers
- Wall-to-wall carpeting in choice of decorator selected colors
- Pre-wired for cable T.V. in ALL bedrooms & family room
- Pre-wired for telephone in ALL bedrooms & family room
- Walk-in closets in ALL master suites
- Vinyl-clad double hung shelving in walk-in closets
- Wood bifold doors on other closets
- 50 gallon quick recovery water heater
- Entry & linen closets
- Decorator selected lighting in hallways, kitchens, breakfast areas, baths & dressing areas
- Smoke detectors
- Dramatic bay windows, Padian windows
- Pre-wired & plumbed washer & dryer areas
- Marble window sills
- Aluminum wire electrical distribution system
- Copper plumbing pipes within structure
- A/C ducts in all bathrooms & walk-in closets

## Kitchen features

- Quality crafted, custom designer European cabinetry with full backsplash, in choice of decorator colors
- Architecturally designed lighting
- Full pantry for added storage
- Deluxe dishwasher
- Self-cleaning oven with black glass door, clock and range
- 21.6 cubic foot side-by-side frost-free refrigerator

- Full size washing machine
- Full size dryer
- Double stainless steel sinks with single lever faucet & garbage disposal
- Imported Italian ceramic tile (also kitchen & foyer)
- Bay windows (in some models)

## Bath features

- Mirrors in bathrooms
- Cultured marble Roman tubs in master bathrooms
- Double vanity sinks in all master bathrooms
- European vanities in all baths with hidden seams
- Ceramic tile flooring, shower & tub surrounds
- Single lever faucet for all sinks, tubs, & showers
- Tempered glass shower enclosures

## Watt-Wise Plus features

- Two exterior floodlights and 3-way switch exterior lighting
- Pre-wired outdoor receptacles
- R-19 insulation in attic
- Central air conditioning and heat
- 50 gallon water heater with attic grill vents
- Energy efficient appliances
- Garage or entrance lighting
- Ceiling fan outlets pre-wired in all bedrooms and family room
- Five electrical outlets in kitchen

Features may vary depending on home selection. Builder reserves the right to substitute equipment, materials and appliances subject to availability and color variations. Features subject to change without notice.



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# ADRIANA

3 bedrooms, 2 baths, family room,  
2 car garage

