

# FEATURES

## ALL HOMES AT SUNSET POINTE INCLUDE QUALITY FEATURES YOU SEE AND DON'T SEE:

10 year Bonded Builder Warranty  
Oversized ceramic tile in foyer  
Plush wall to wall carpeting in choice of decorator colors  
8 foot high double entry front doors  
8 foot high Sliding Glass doors  
Vaulted or volume ceilings  
Marble window sills  
Utility room with washer/dryer connections  
Ceramic tile in utility rooms  
Prewired telephone, cable TV and fan outlets  
Lever action on all interior doors  
Wood louver bifold closet doors  
Smoke detectors  
Prewired for garage door opener  
Decorator selected interior lighting package  
200 Amp electrical service  
Rocker Electrical Switches

### KITCHENS TO DELIGHT ANY HOMEOWNER:

General Electric appliance package including:  
Heavy duty waste disposer  
Postscrubber dishwasher  
Self-cleaning oven with microwave above  
Side by side 25.2 cubic ft. refrigerator/freezer with ice and water dispenser in door  
European style mica cabinetry with full backsplash  
Double enamel or stainless steel sink with spray attachment  
Eat in breakfast area  
Oversized ceramic tile in kitchen and breakfast area

### EXCEPTIONAL MASTER SUITES AND BATHS:

Large Sitting Room/Office with French Doors  
Sun Deck with French Doors  
Oversized Neo-angled stall shower with clear glass enclosure (master bath)  
Neo-angled cultured marble Roman Tub (master bath)  
His and Hers vanities with cultured marble tops  
European style vanities  
Elongated water closets  
Ceramic tile on floor and wet areas  
Air conditioned full baths  
Air conditioned master walk-in closets  
Full width mirror over vanities  
Medicine cabinets in all full baths

### ENERGY SAVING FEATURES:

High efficiency two zone air conditioning and heating with programmable thermostat  
80 gallon double element hot water heater with quick recovery  
Fully insulated exterior walls  
R-30 ceiling insulation above A/C areas  
Tinted windows

### EXTERIOR TREATMENTS ADD MORE VALUE TO YOUR HOME:

Large Covered Patio with columns and radius arches  
Double Roll "S" style tile roof in choice of colors  
Interlocking brick pavers on straight driveways and front entry walkways  
Lush landscaped and fully sodded grounds  
Automatically timed sprinkler system with rust inhibitor, pump and well  
Spacious patio area  
2 car garage  
Weather protected private entry  
Coach lights on both sides of garage  
Exterior electrical receptacles  
Rear floodlight outlets  
Exterior hose bibs  
Raised panel metal garage doors with glass inserts  
ESP bronze or white window frames  
Termite treated foundation  
Hurricane shutters

### NEIGHBORHOOD FEATURES OF SUNSET POINTE:

A guard house entrance community  
Underground utilities  
Community sidewalks  
City water and sewer  
Custom designed mailbox

**AN ARRAY OF OPTIONS IS AVAILABLE TO CUSTOMIZE YOUR HOME AND EXPRESS YOUR INDIVIDUALITY. CHECK WITH YOUR SALES REPRESENTATIVE FOR DETAILS.**

Because we continually update our product, features may change and may vary depending on home selection. Builder reserves the right to substitute brand name equipment, materials and appliances at his discretion and subject to availability.

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# ZUCKERMAN GROUP



# MARTINIQUÉ PLUS



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# MARTINIQUE PLUS

2 Story  
 5 or 6 Bedrooms, Plus Sitting Room, 5 1/2 Baths  
 4,100 sq. ft.  
 of living area

## First Floor

