

# 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
- 6'8" 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 23.6 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:

- Oversized 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 2 zone air conditioning and heating with programmable thermostat
- 66 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:

- 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 (interior lots only) 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
- 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.

# BROOKMAN-FELS/ ZUCKERMAN GROUP



# S A N I B E L



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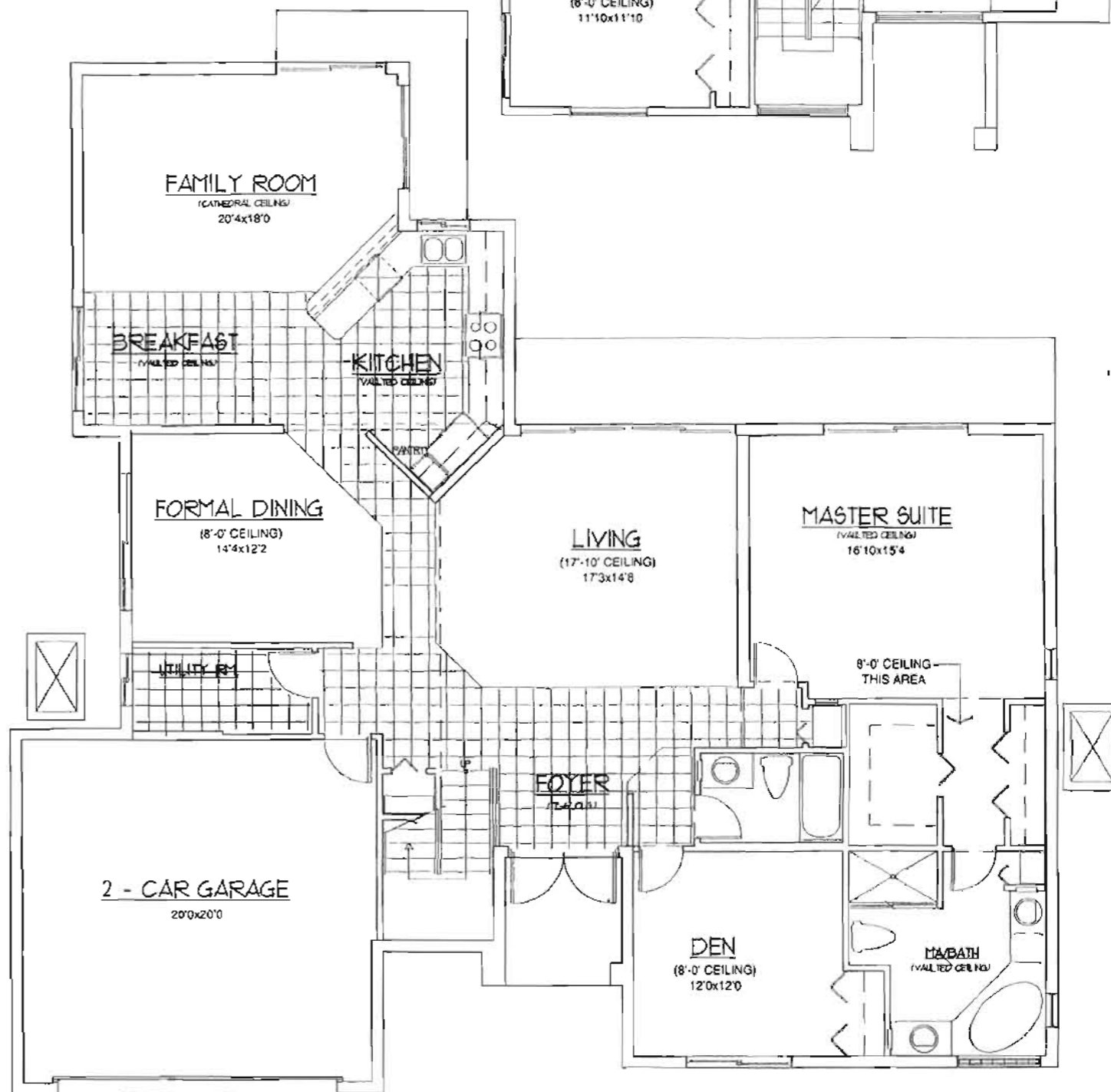
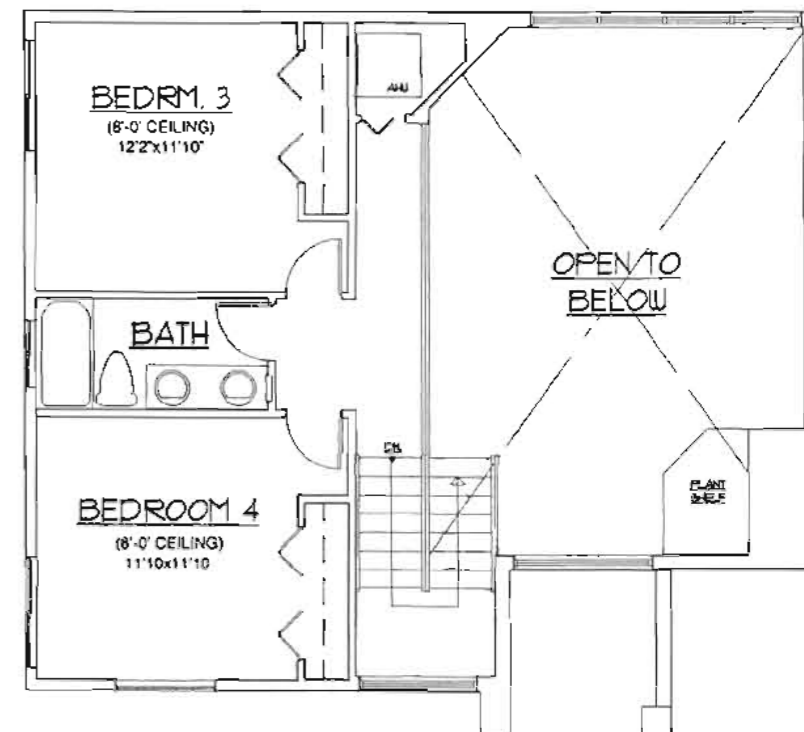
# SANIBEL

4 Bedrooms, 3 Baths  
2,586 sq. ft.  
of living area



FRONT ELEVATION

SECOND FLOOR



FIRST FLOOR PLAN

Not to scale. All dimensions, features and specifications are approximate and are subject to change without notice. Features and size may vary depending on home selection and code requirements.