

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
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:

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.

ZUCKERMAN GROUP



SANIBEL PLUS



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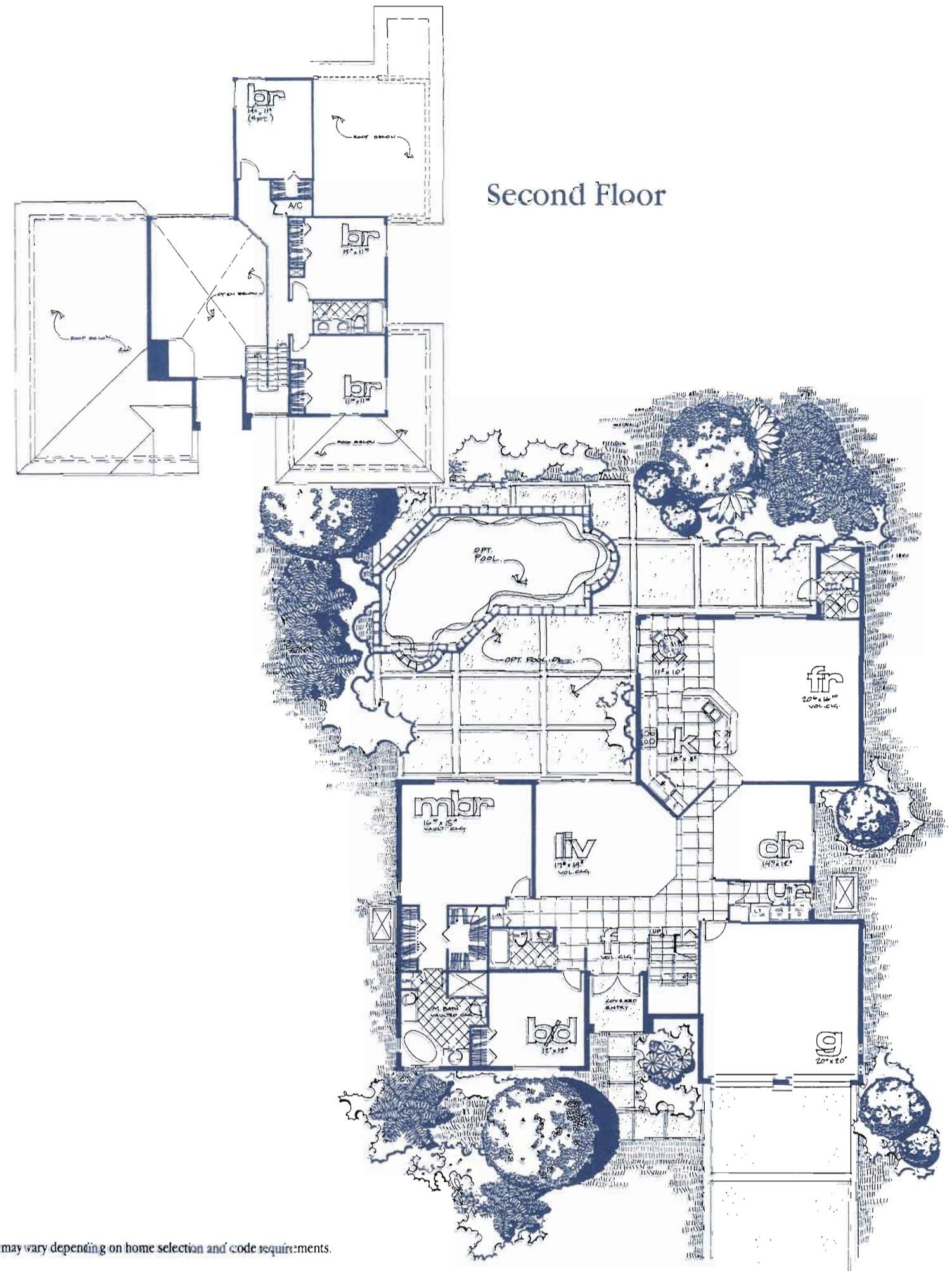
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SANIBEL PLUS

5 Bedrooms, 4 Baths
3,068 sq. ft.
of living area



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.