

### Site Map Legend

- 50' Wide Homesite
- \*** Model Home
- P** Model Parking



WHY NOT START FRESH?



# Standard Included Features

## Interior Features

- Decorative 3 ¼" colonial baseboards
- Decorative 2 ¼" colonial door casing
- Shaw Floorte vinyl plank flooring in Foyer, Kitchen, and Laundry Room areas (per plan)
- Ball knob door hardware in brushed nickel
- Six panel, wood-grain texture colonist doors
- Maintenance-free, ventilated shelving throughout
- Smoke and carbon monoxide detectors wired to electrical system with battery back-up
- RG-6 cable TV pre-wire in Living Room, Master Suite, Recreation Room (per plan), and all Secondary Bedrooms
- CAT-5 phone pre-wire to Kitchen
- Ceiling fan pre-wire, switched in Living Room, Recreation Room (per plan), and all Bedrooms
- Recessed LED flush mount light fixtures
- Decora lighting switches
- Carpets with 7/16" 5.5lbs foam pad
- Interior washer and dryer hook-up with vent to the exterior

## Kitchen Features

- 3cm granite or 1.6cm quartz countertops (per Interior Design selection)
- Spacious island workspace (per plan)
- Island seating area (per plan)
- Shaw Floorte vinyl plank flooring in Kitchen
- Designer recessed panel cabinets, with hidden hinges and hardware with 30" upper cabinets
- Verse™ by Kohler 18-gauge, drop-in, single bowl stainless-steel sink, 9" deep with SilentShield® sound-absorption technology
- Moen "Method" single handle with pullout spray faucet in polished chrome finish
- GE self-cleaning stainless-steel range
- GE recirculating stainless-steel microwave
- GE high-efficiency Energy Star stainless-steel dishwasher
- Moen 1/3 hp garbage disposal
- Oversized, walk-in pantry with 5 rows of shelving (per plan)
- Recessed LED flush mount light fixtures

## Bathroom Features

- Spacious walk-in closets (per plan)
- Shaw Floorte vinyl plank flooring
- 3cm granite or 1.6cm quartz countertops (per Interior Design selection)
- Mirrors with vanity lighting w/ LED bulbs
- Moen "Chateau" single handle faucets in polished chrome finish
- Top mounted china sinks
- Sterling by Kohler pedestal sink (per plan)
- Sterling by Kohler elongated commode
- Sterling by Kohler "Vikrell®" shower pan and/or tub and wall surrounds
- Designer recessed panels cabinet with hardware and hidden hinges
- Spacious linen closets (per plan)

## Exterior Features

- Attractive and architecturally authentic elevations with textured stucco and fiber cement siding systems
- Stylish exterior front door hardware with deadbolt in brushed nickel
- Insulated 6 panel fiberglass 6' 8" front and rear door (per plan)
- Non-slip concrete driveways, lead walk, porch and/or entryway
- Architectural dimensional 30-year shingle roof
- Sherwin-Williams high quality acrylic exterior paint
- Raised panel reinforced decorative garage doors
- Automatic garage door opener with two remotes
- Low-E, insulated, argon-filled sliding glass doors (per plan)
- Professionally designed landscape packages
- Water-conserving irrigation systems
- Weather resistant acrylic paint on front porch and rear patio (per plan)
- Private, 2-car garage
- Exterior hose bibb at garage

## Energy Saving Features

- High efficiency air conditioning system with SEER ratings that meets or exceeds current building codes
- Energy efficient range and heating system
- Carrier® ecobee™ SmartThermostat Pro with voice control
- LED flush mount light fixtures
- Energy efficient LED lightbulbs
- R-4.1 insulated block walls
- R-13 insulation in exterior framed walls
- R-30 batt/blown ceiling insulation over conditioned space
- Insulated AC ductwork hard-sealed with mastic
- Energy efficient water heater
- Air infiltration barrier between framing and drywall

## Construction & Customer Care

- One-year non-transferable performance guarantee (subject to normal wear and tear)
- Three scheduled meetings with your Casa Fresca Construction Manager to learn about your new home
- First floor concrete block construction with poured, reinforced concrete cells
- Low-maintenance soffit and fascia
- 200 amp electrical service (minimum)
- BoraCare termite treatment
- Taexx built-in "tubes in the wall" pest control system

# Adora

3 bed • 2 bath • 2 car | 1,420 sq. ft.

CASA *Fresca*  
HOMES®

WHY NOT START FRESH?



**Adora A**  
Color Scheme 8



**Adora B**  
Color Scheme 11

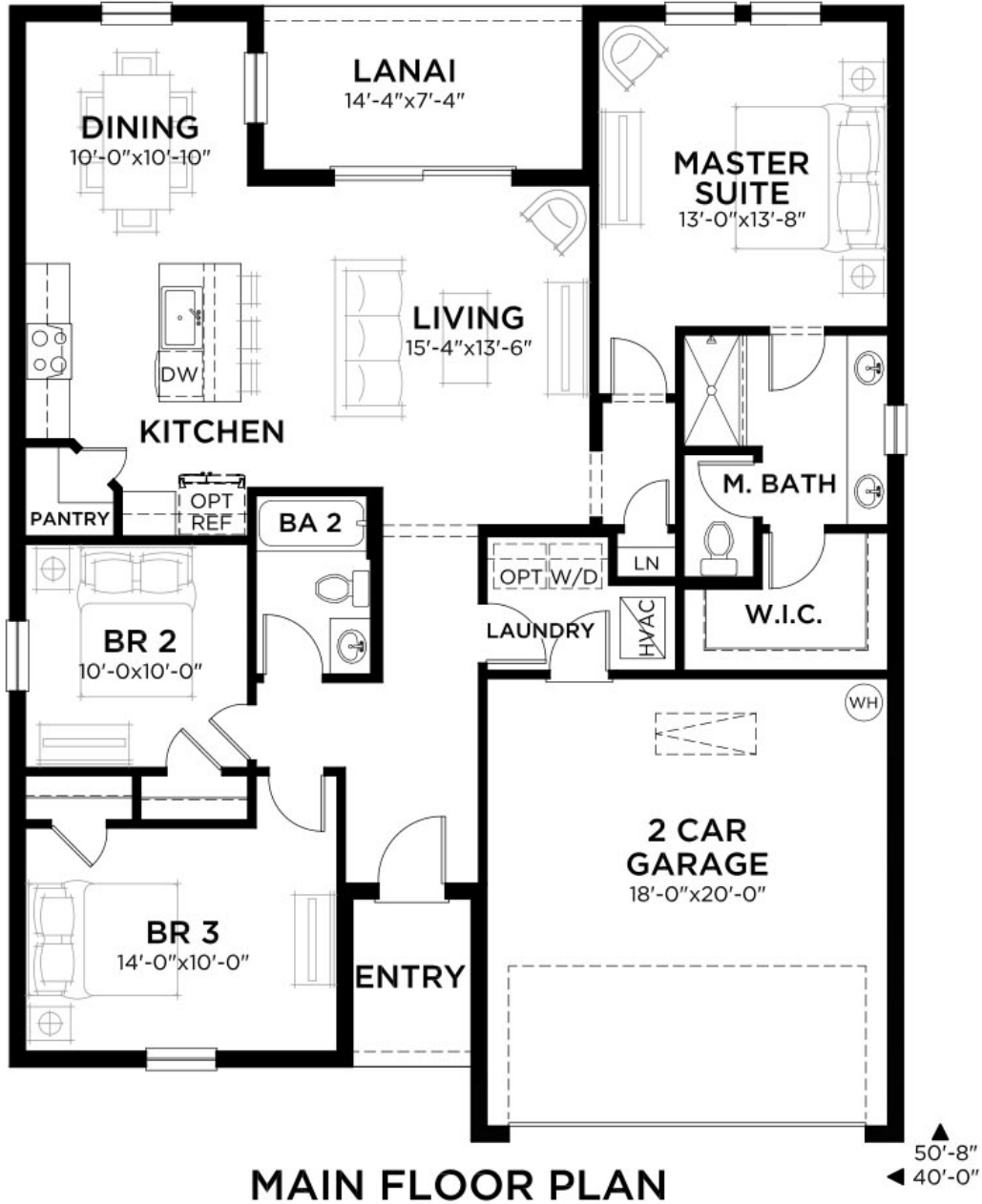


**Adora C**  
Color Scheme 17

# Adora

3 bed • 2 bath • 2 car | 1,420 sq. ft.

WHY NOT START FRESH?



### Area Schedule

Main Floor A/C	1420 SF
Garage	395 SF
Lanai	105 SF
Entry	40 SF
<b>Total Area</b>	<b>1960 SF</b>

# Valeria

4 bed • 2 bath • 2 car | 1,850 sq. ft.

CASA *Fresca*  
HOMES®

WHY NOT START FRESH?



**Valeria A**  
Color Scheme 12



**Valeria B**  
Color Scheme 13



**Valeria C**  
Color Scheme 1

# Valeria

4 bed • 2 bath • 2 car | 1,850 sq. ft.

WHY NOT START FRESH?



MAIN FLOOR PLAN

▲ 64'-0"  
◀ 40'-0"

### Area Schedule

Main Floor A/C	1850 SF
Garage	442 SF
Lanai	143 SF
Entry	74 SF
<b>Total Area</b>	<b>2509 SF</b>

# Lucia

5 bed • 3 bath • 2 car | 2,420 sq. ft.

CASA *Fresca*  
HOMES®

WHY NOT START FRESH?



**Lucia A**  
Color Scheme 4



**Lucia B**  
Color Scheme 13

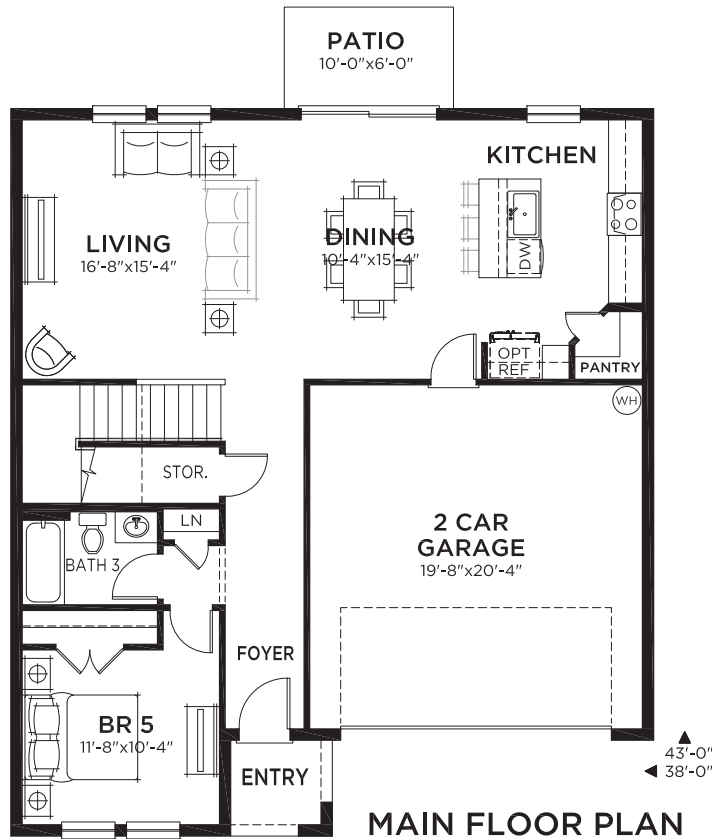
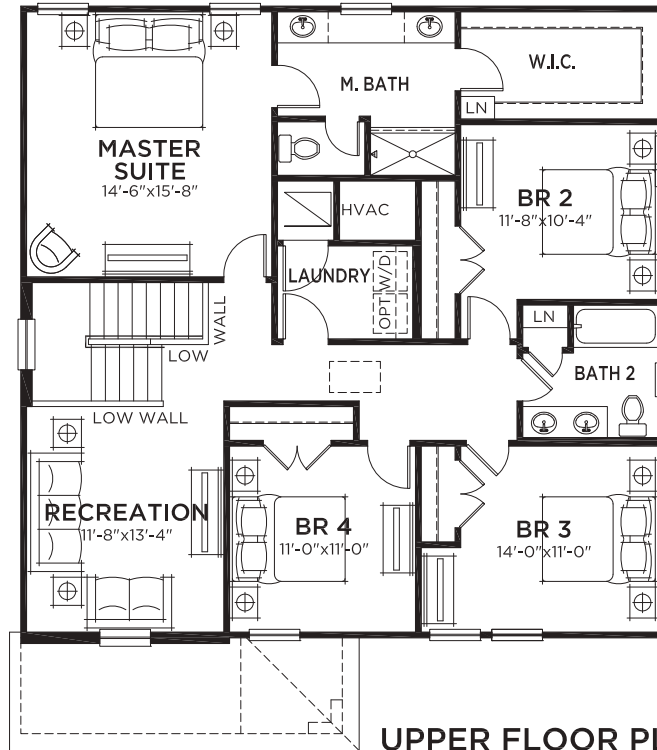


**Lucia C**  
Color Scheme 5

# Lucía

5 bed • 3 bath • 2 car | 2,420 sq. ft.

WHY NOT START FRESH?



**Area Schedule**

Main Floor A/C	1065 SF
Upper Floor A/C	1355 SF
<b>Total A/C</b>	<b>2420 SF</b>
2 Car Garage	427 SF
Entry	34 SF
<b>Total Area</b>	<b>2881 SF</b>





# Catalina

5 bed • Den • 3 bath • 2 car | 2,892 sq. ft.

CASA *Fresca*  
HOMES®

WHY NOT START FRESH?



**Catalina A**  
Color Scheme 8



**Catalina B**  
Color Scheme 15



**Catalina C**  
Color Scheme 9

# Catalina

5 bed • Den • 3 bath • 2 car | 2,892 sq. ft.

WHY NOT START FRESH?



UPPER FLOOR PLAN



MAIN FLOOR PLAN

**Area Schedule**

Main Floor A/C	1318 SF
Upper Floor A/C	1574 SF
Total A/C	2892 SF
2 Car Garage	435 SF
Entry	57 SF
Total Area	3384 SF

