



← To US Hwy 41

↑ To Landing Club, Welcome Center, The Lakeside, Waterset Club, Big Bend Road and I-75



**Site Map Legend**

- 40' Wide Homesite
- \* Model Home



WHY NOT START FRESH?



# Waterset Standard Included Features

WHY NOT START FRESH?

## Interior Features

- Decorative 3 ¼" colonial baseboards
- Decorative 2 ¼" colonial door casing
- Shaw luxury 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
- Cat6 data outlet in Master Suite and Living Room
- Structured media enclosure in Master Suite closet
- Ceiling fan pre-wire, switched in Living Room, Recreation Room (per plan), and all Bedrooms
- Recessed LED 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

- 1.6cm quartz countertops (per Interior Design selection)
- Shaw luxury vinyl plank flooring in Kitchen
- Designer soft-close recessed panel cabinets, with hidden hinges and hardware with 30" upper cabinets (soft-close on doors only, excludes all drawers)
- Sterling by Kohler premium 18-gauge, undermount, single bowl stainless-steel sink, 9-5/16" 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

- 6" x 6" white shower wall tile in all bathrooms
- 2" x 2" white shower floor tile in Master Bathroom
- Spacious walk-in closets (per plan)
- Shaw luxury vinyl plank flooring
- 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 bathtub(s) (per plan)
- Designer soft-close recessed panels cabinet with hardware and hidden hinges (soft-close on doors only, excludes all drawers)
- 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
- Engineered hurricane structural hardware
- 200 amp electrical service (minimum)
- BoraCare termite treatment
- Taexx built-in "tubes in the wall" pest control system



# Magenta

3 bed • 2 bath • 2 car | 1,615 sq. ft.

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## Magenta A

Color Scheme 6



## Magenta B

Color Scheme 16



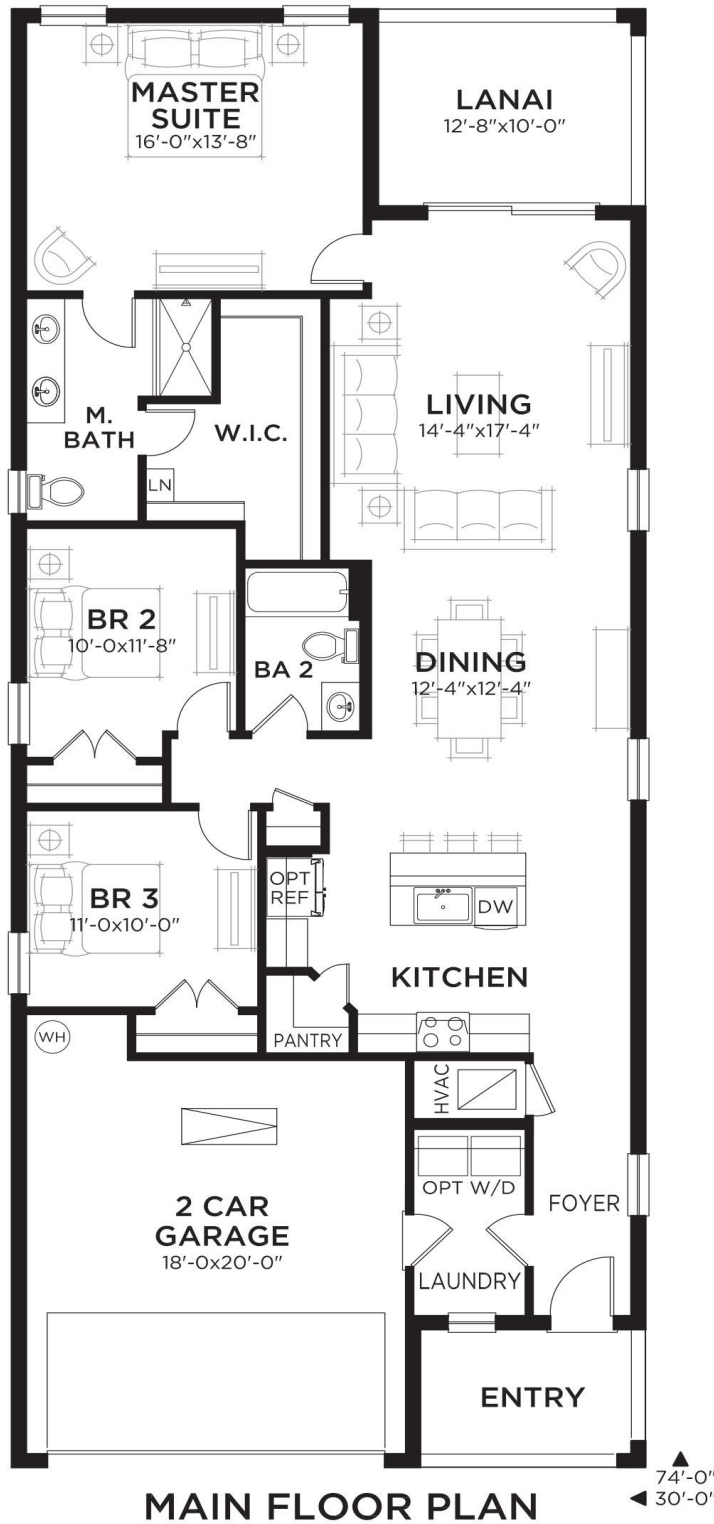
## Magenta C

Color Scheme 14

# Magenta

3 bed • 2 bath • 2 car | 1,615 sq. ft.

WHY NOT START FRESH?



### Area Schedule

Main Floor A/C	1615 SF
Garage	403 SF
Lanai	127 SF
Entry	75 SF
<b>Total Area</b>	<b>2220 SF</b>

# Turquesa

4 bed • 2.5 bath • 2 car | 2,038 sq. ft.

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WHY NOT START FRESH?



**Turquesa A**  
Color Scheme 11



**Turquesa B**  
Color Scheme 5

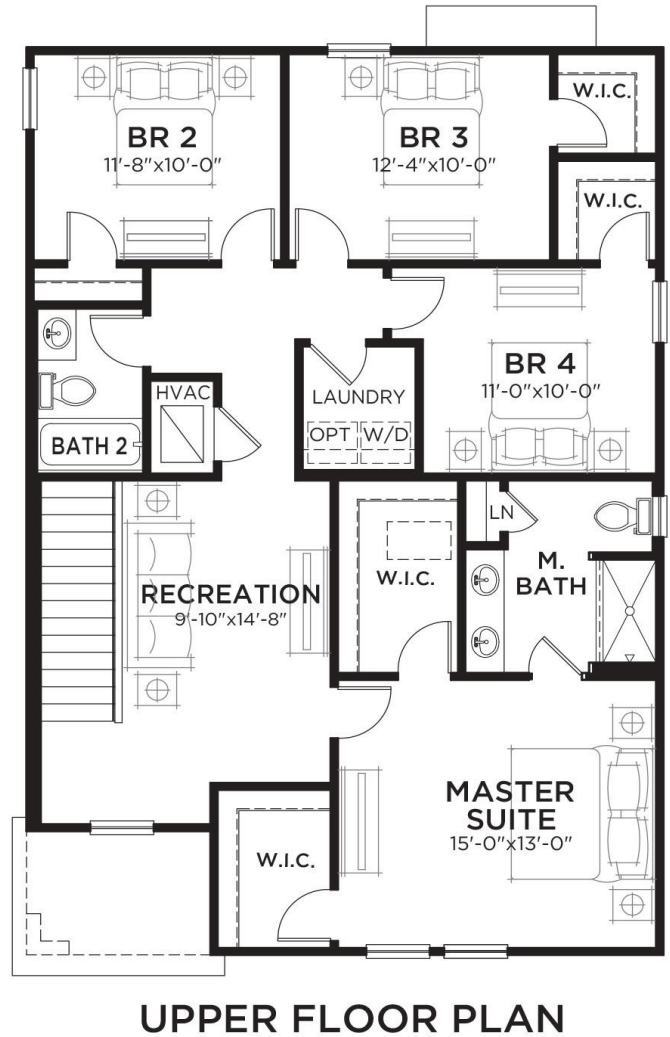
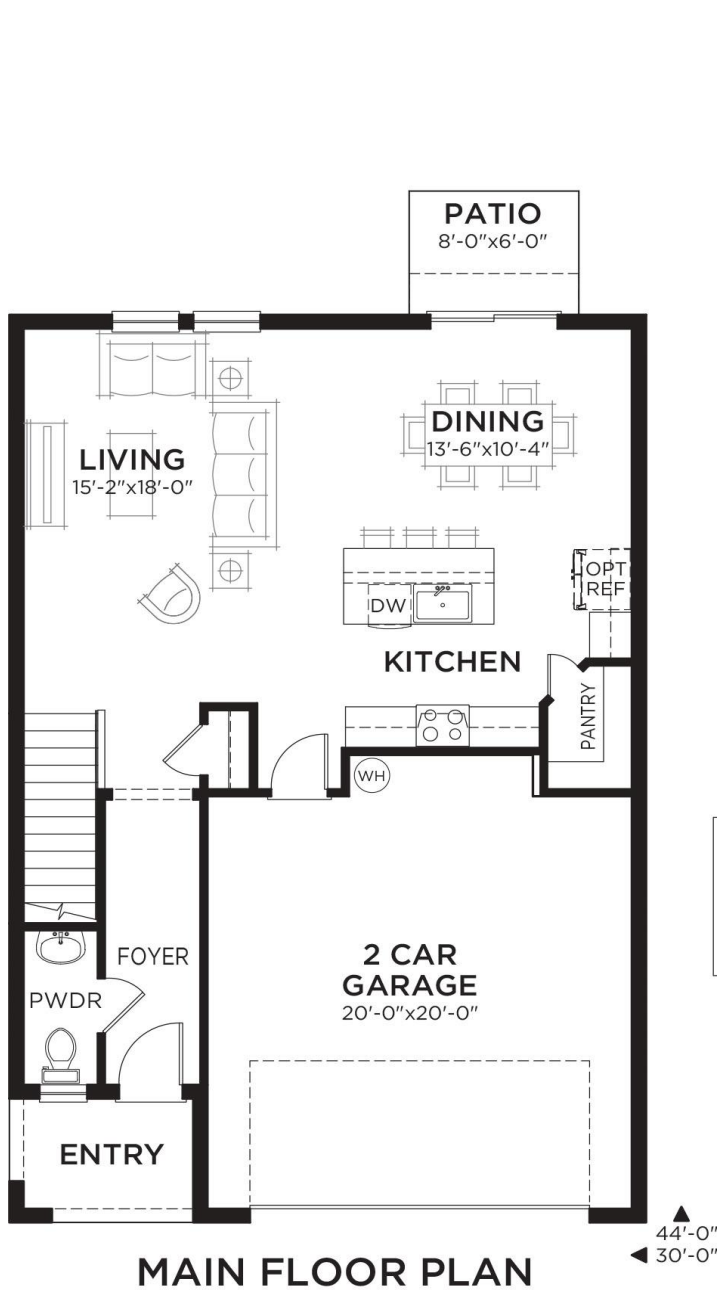


**Turquesa C**  
Color Scheme 13

# Turquesa

4 bed • 2.5 bath • 2 car | 2,038 sq. ft.

WHY NOT START FRESH?



### Area Schedule

Main Floor A/C	819 SF
Upper Floor A/C	1219 SF
<b>Total A/C</b>	<b>2038 SF</b>
2 Car Garage	449 SF
Entry	52 SF
<b>Total Area</b>	<b>2539 SF</b>



# Azure

4 bed • 2.5 bath • 2 car | 2,226 sq. ft.

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WHY NOT START FRESH?



**Azure A**  
Color Scheme 2



**Azure B**  
Color Scheme 10

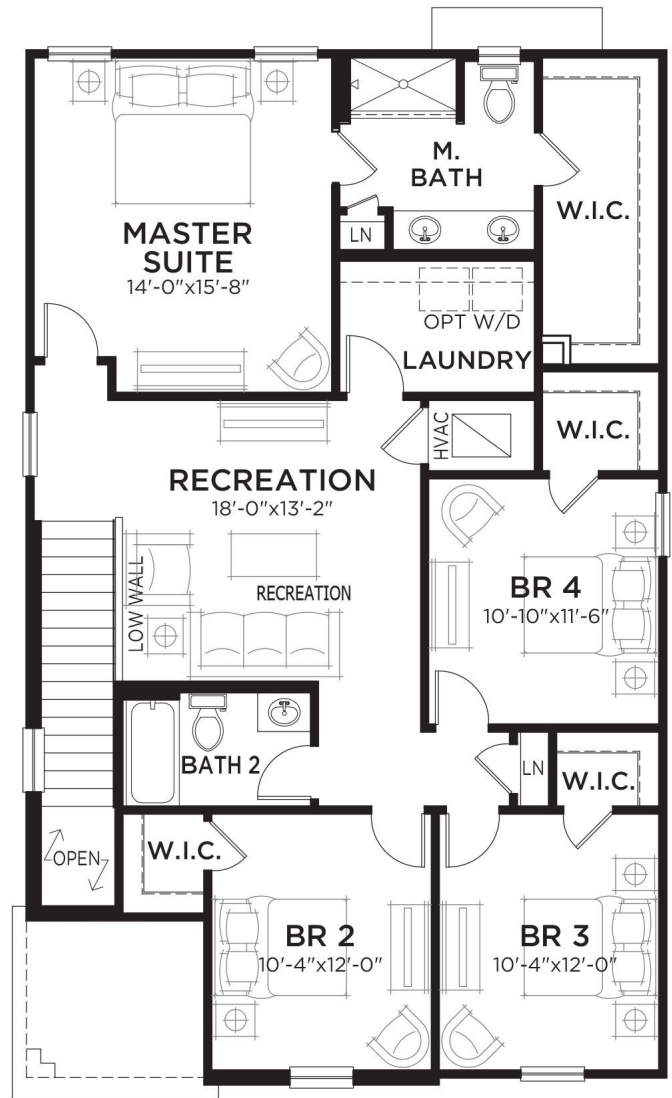
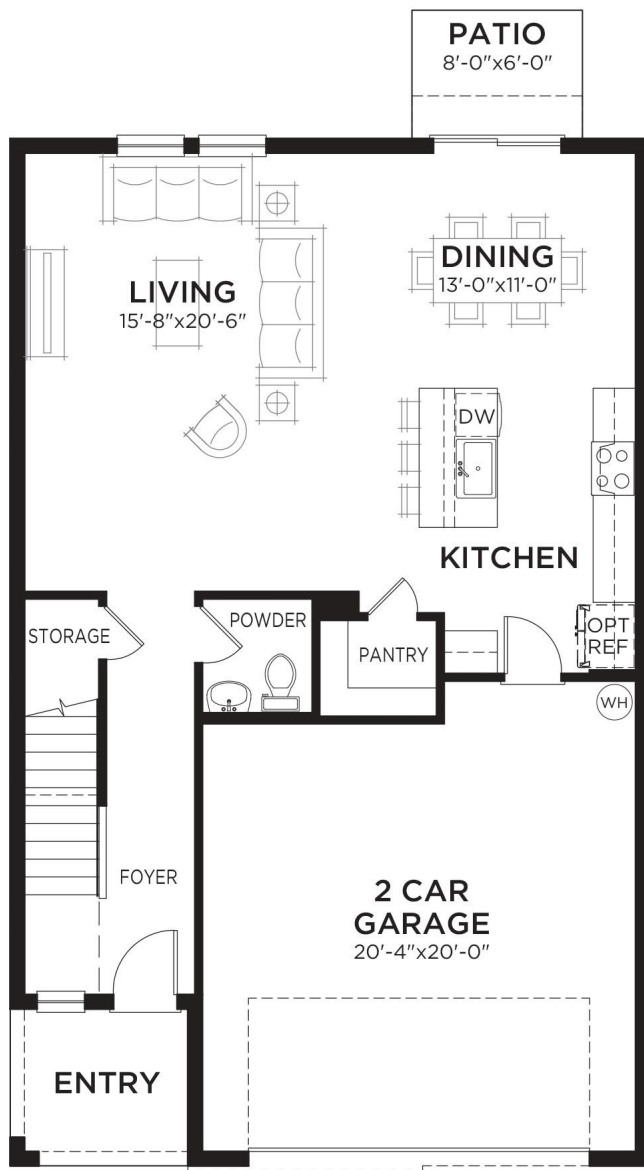


**Azure C**  
Color Scheme 1

# Azure

4 bed • 2.5 bath • 2 car | 2,226 sq. ft.

WHY NOT START FRESH?



UPPER FLOOR PLAN

**Area Schedule**

Main Floor A/C	921 SF
Upper Floor A/C	1305 SF
<b>Total A/C</b>	<b>2226 SF</b>
2 Car Garage	458 SF
Entry	61 SF
<b>Total Area</b>	<b>2745 SF</b>

Artist's conceptual rendering. Actual construction may vary in color, features, and dimensions. Availability, specifications, and pricing are subject to change without notice. All plans require developer approval and may be modified in order to comply with these developer requirements. Please speak with a Casa Fresca Sales Consultant for current information and about options where applicable. © 2019 Casa Fresca-Cool Homes, LLC. All Rights Reserved. Not an offer to purchase where prohibited by law. Broker Participation Welcome. CRC#1332421





# Indigo

5 bed • 3 bath • 2 car | 2,471 sq. ft.

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**Indigo A**  
Color Scheme 9



**Indigo B**  
Color Scheme 15

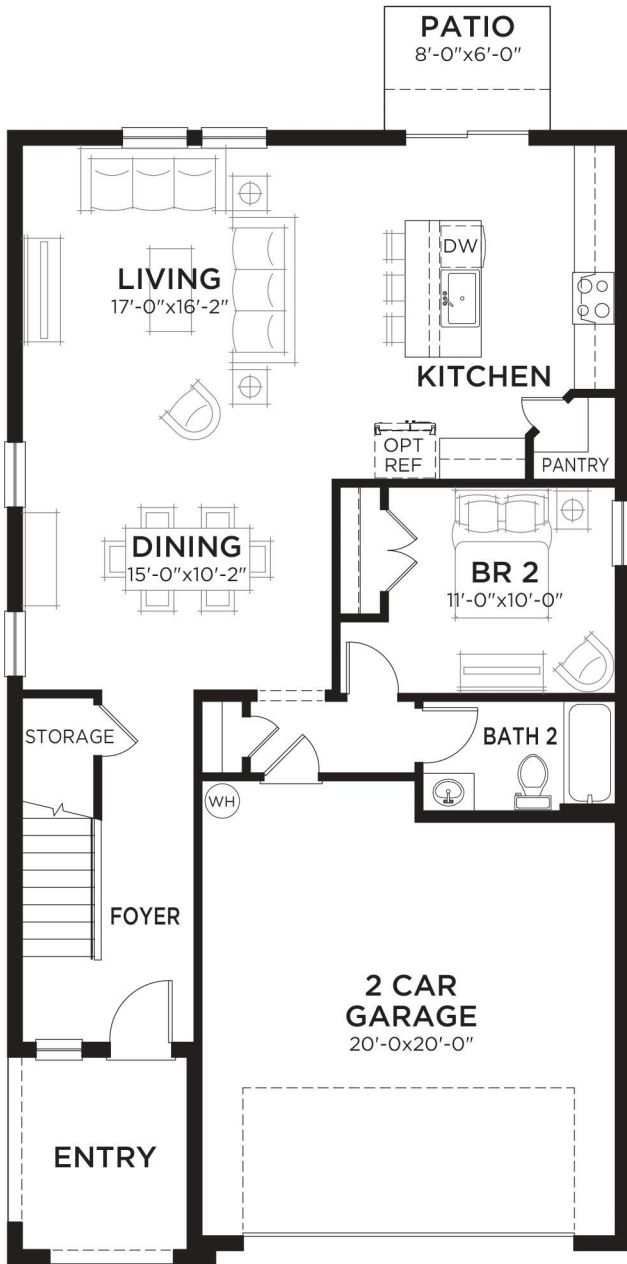


**Indigo C**  
Color Scheme 4

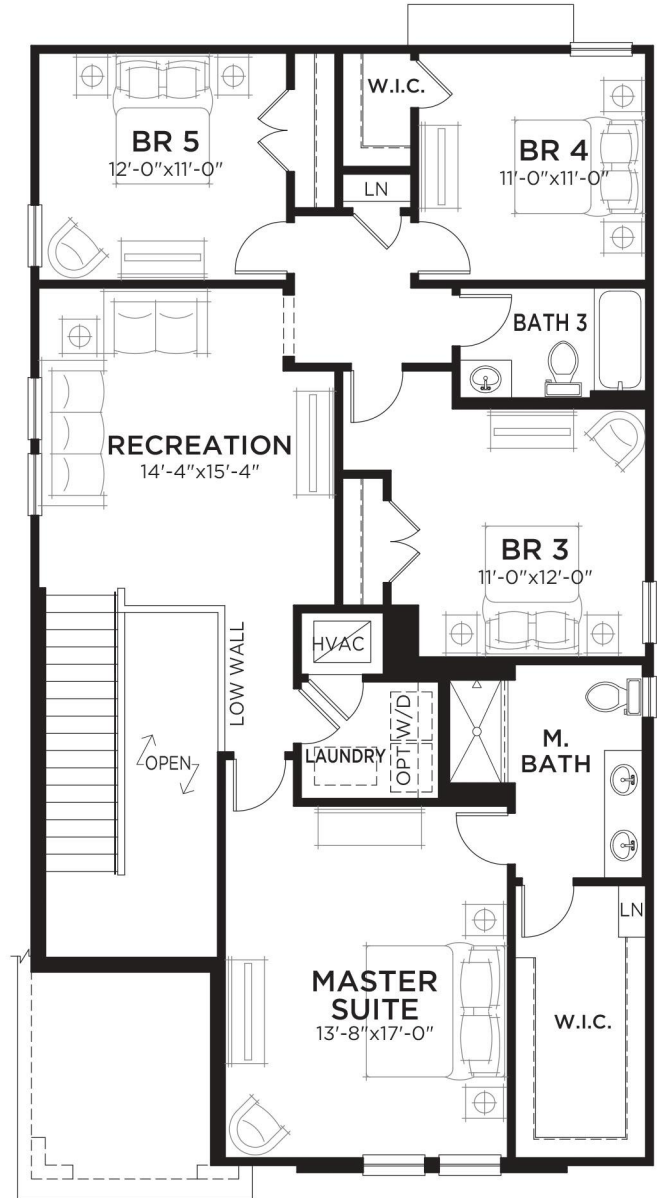
# Indigo

5 bed • 3 bath • 2 car | 2,471 sq. ft.

WHY NOT START FRESH?



MAIN FLOOR PLAN



UPPER FLOOR PLAN

**Area Schedule**

Main Floor A/C	1085 SF
Upper Floor A/C	1386 SF
<b>Total A/C</b>	<b>2471 SF</b>
2 Car Garage	454 SF
Entry	88 SF
<b>Total Area</b>	<b>3013 SF</b>

