

### Site Map Legend

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



# Standard Included Features

WHY NOT START FRESH?

## Interior Features

- Decorative 3 ¼" colonial baseboards
- Decorative 2 ¼" colonial door casing
- Shaw LVP flooring on first floor living areas
- 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 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
- White 2" faux wood window blinds

## Kitchen Features

- 1.6cm quartz countertops (per Interior Design selection)
- Spacious island workspace (per plan)
- Island seating area (per plan)
- Shaw LVP flooring in Kitchen
- Designer recessed panel cabinets, with hidden hinges and hardware with 30" upper cabinets
- 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

- Spacious walk-in closets (per plan)
- Shaw LVP flooring
- 1.6cm quartz countertops
- Mirrors with vanity lighting w/ recessed LED flush mount 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
- PPG 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 or 3-car garage (per plan)
- Exterior hose bibb at garage and rear of home

## Energy Saving Features

- Florida Water Star<sup>SM</sup> compliant homes
- High efficiency air conditioning system with SEER2 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)
- Four 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
- 150 or 200 amp electrical service (per plan)
- 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**



**Adora B**

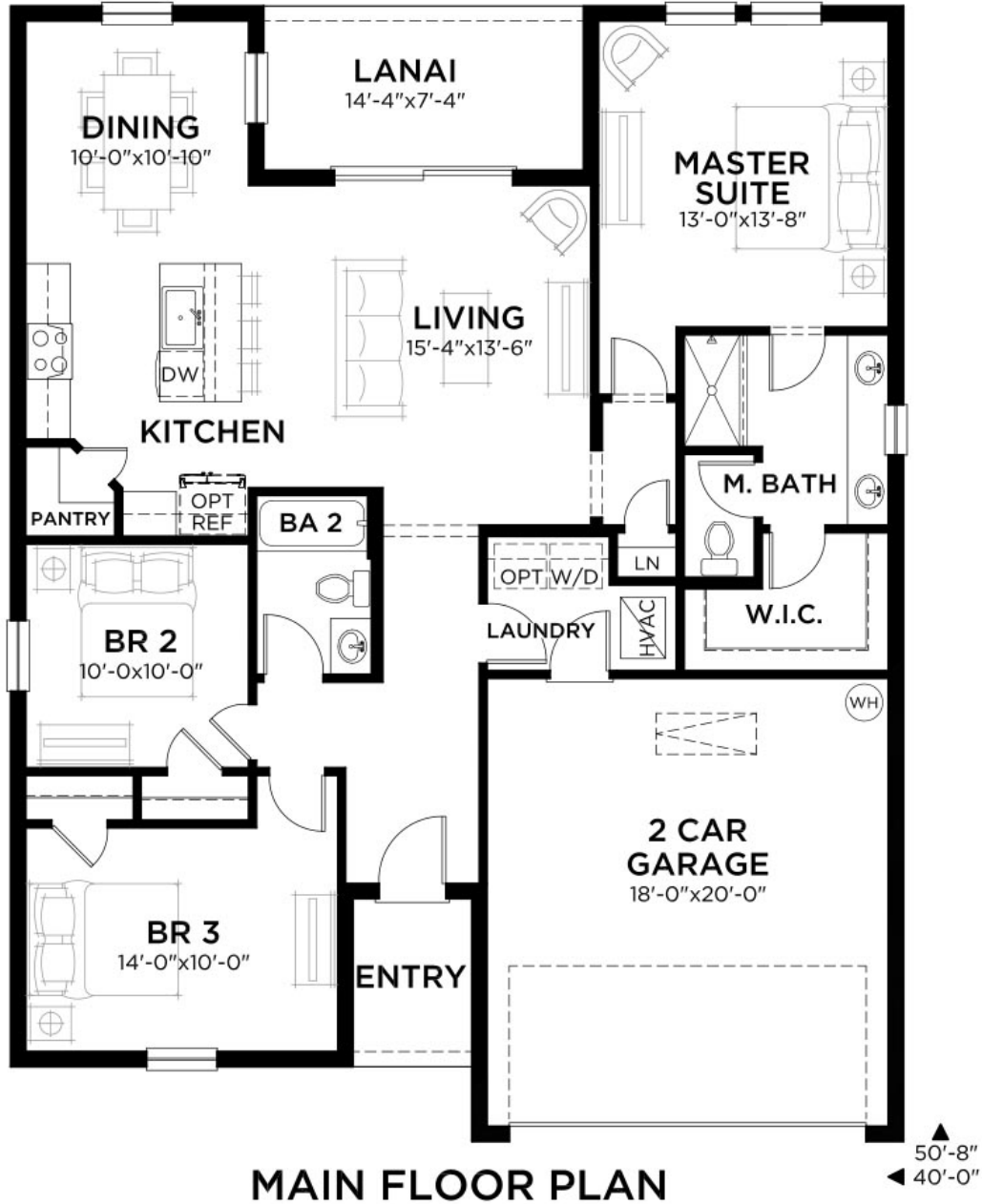


**Adora C**

# 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**



**Valeria B**

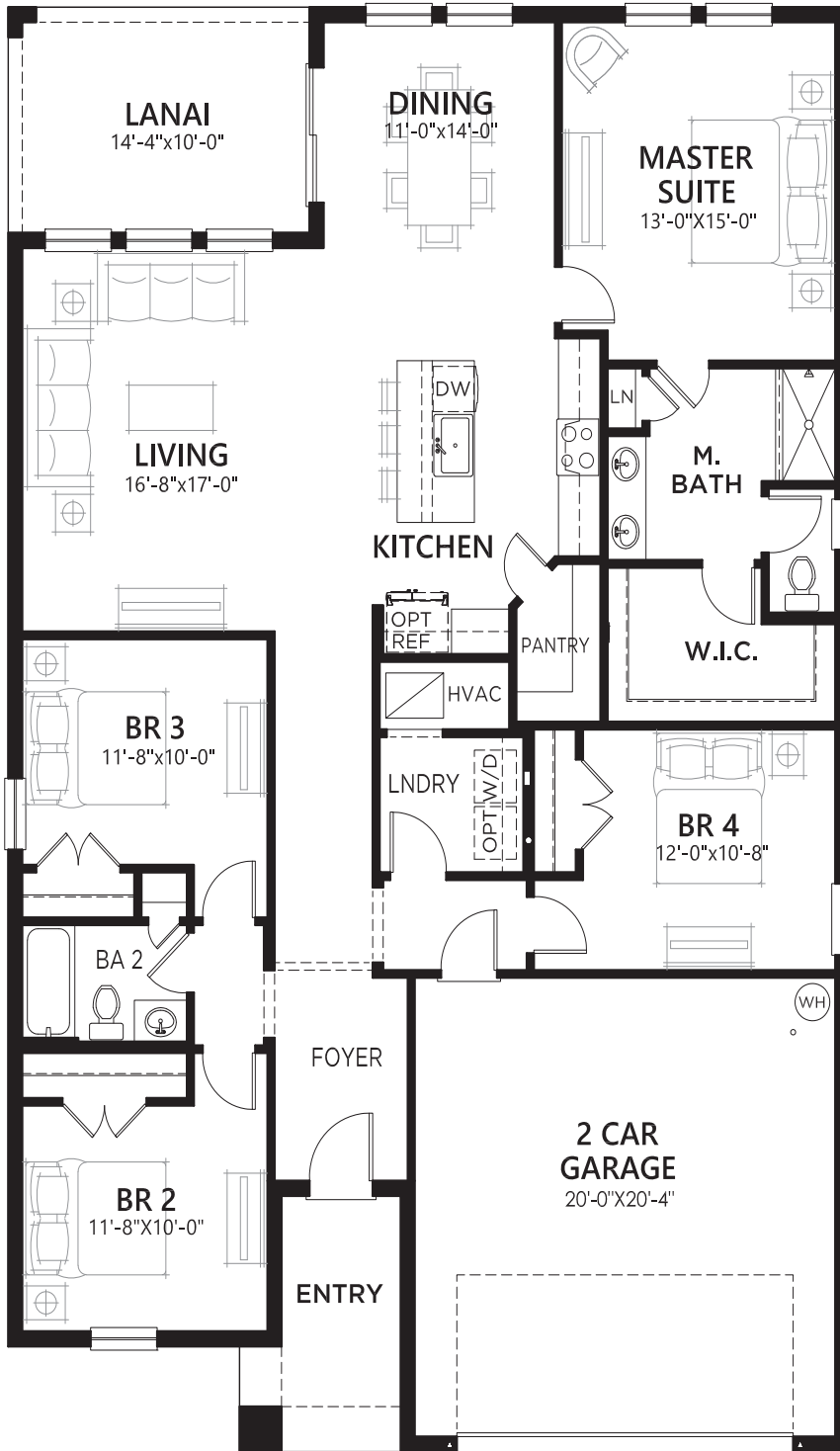


**Valeria C**

# Valeria

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

WHY NOT START FRESH?



MAIN FLOOR PLAN



**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*  
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WHY NOT START FRESH?



**Lucia A**



**Lucia B**

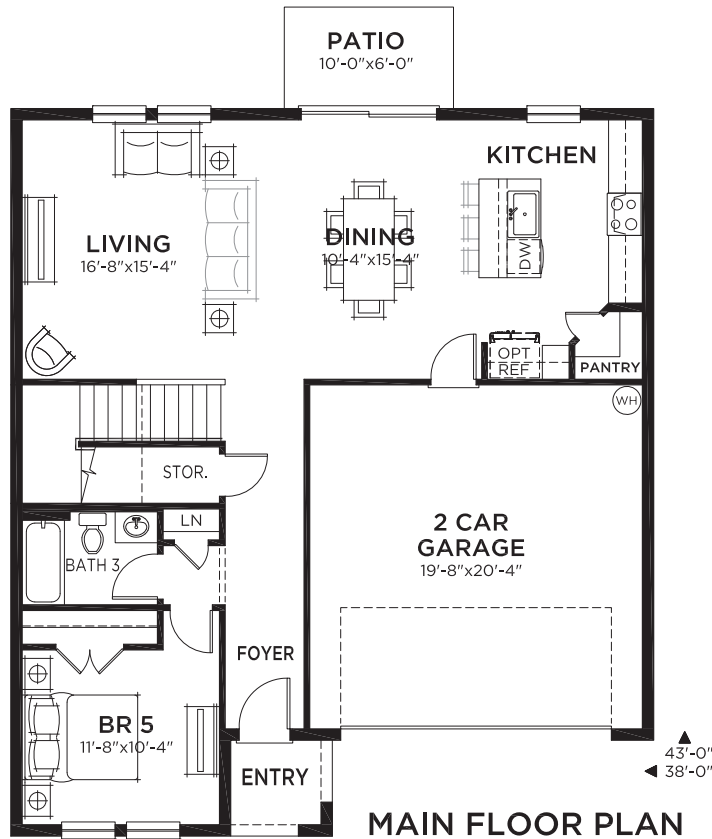
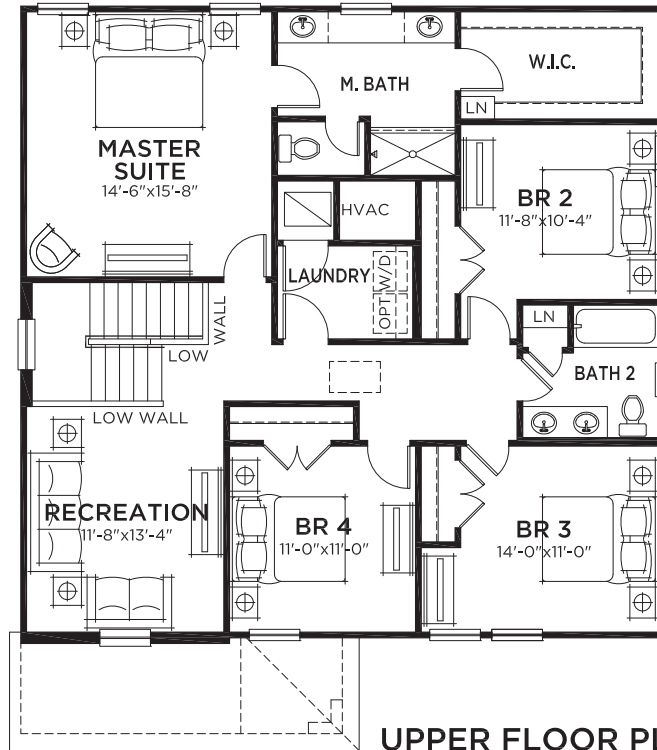


**Lucia C**

# 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**



**Catalina B**

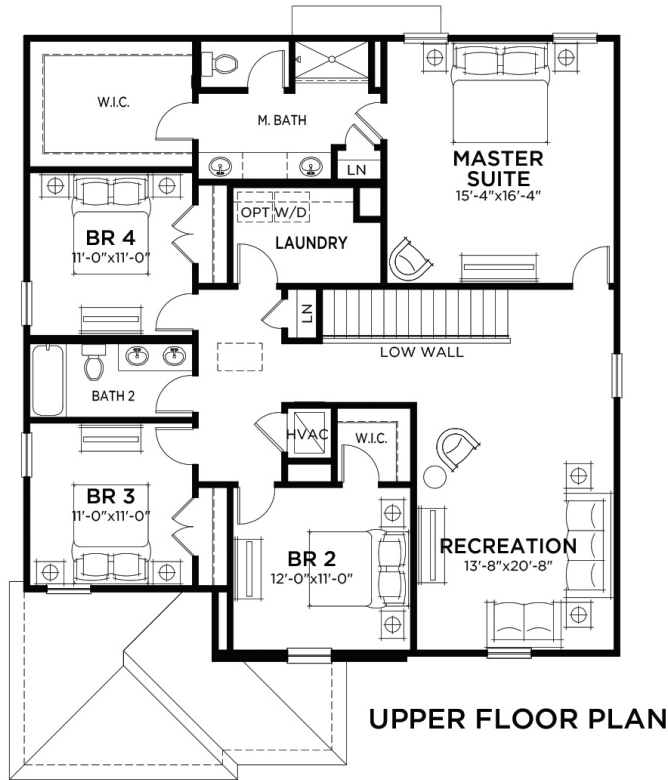


**Catalina D**

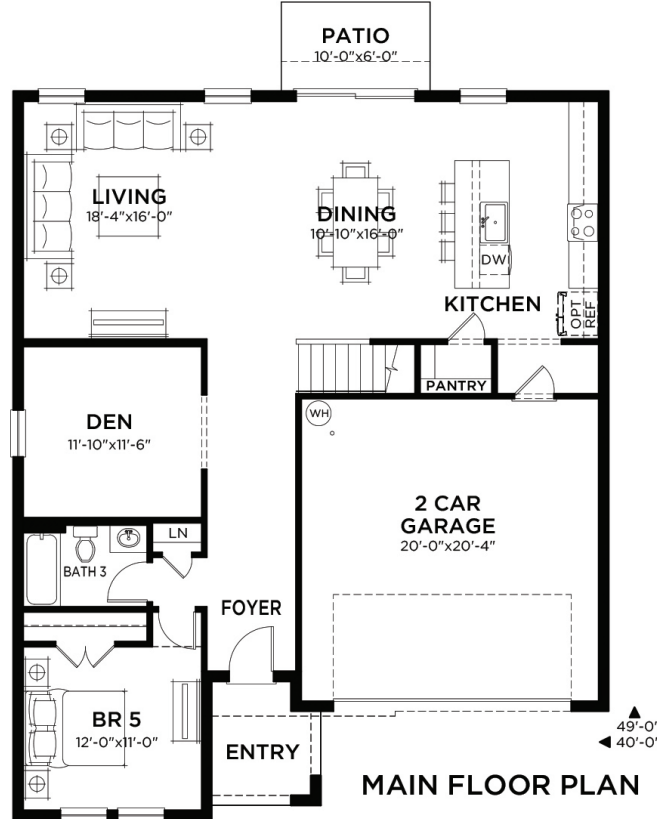
# Catalina

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



# Gabriela

5 bed • 3.5 bath • 3 car | 3,182 sq. ft.

CASA *Fresca*  
HOMES®

WHY NOT START FRESH?



## Gabriela A



## Gabriela B



## Gabriela C



# Mariana

6 bed • 3.5 bath • 3 car | 3,817 sq. ft.

CASA *Fresca*  
HOMES®

WHY NOT START FRESH?



## Mariana A



## Mariana B

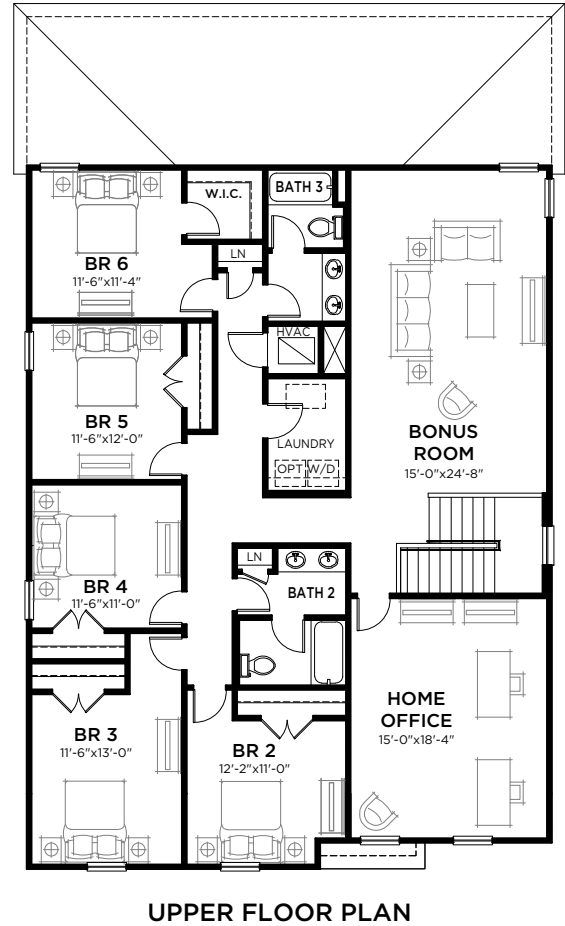
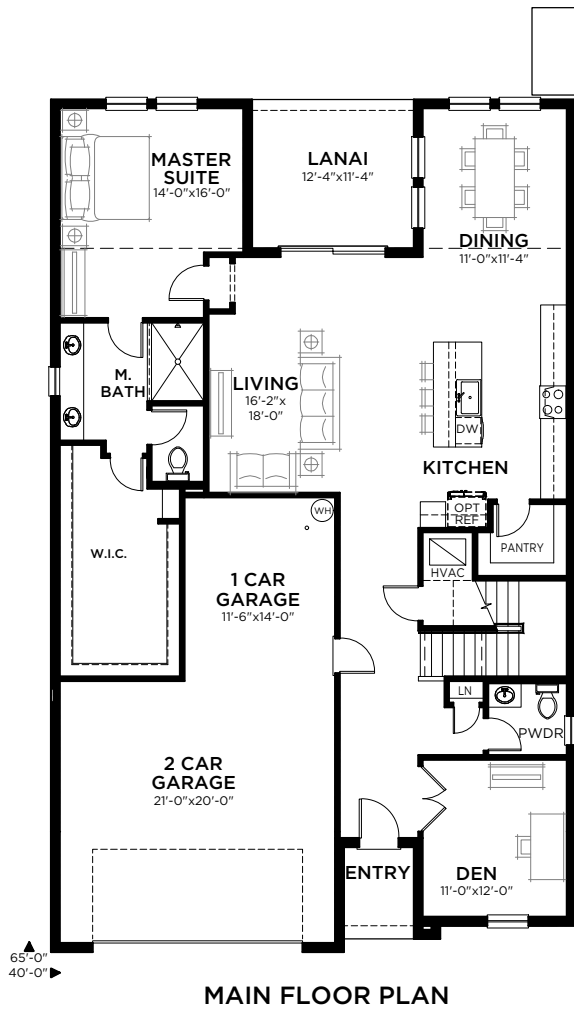


## Mariana C

# Mariana

6 bed • 3.5 bath • 3 car | 3,817 sq. ft.

WHY NOT START FRESH?



### Area Schedule

Main Floor A/C	1782 SF
Upper Floor A/C	2035 SF
<b>Total A/C</b>	<b>3817 SF</b>
3 Car Garage	610 SF
Lanai	140 SF
Entry	39 SF
<b>Total Area</b>	<b>4606 SF</b>

# Magenta

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

CASA *Fresca*  
HOMES®

WHY NOT START FRESH?



## Magenta A



## Magenta B



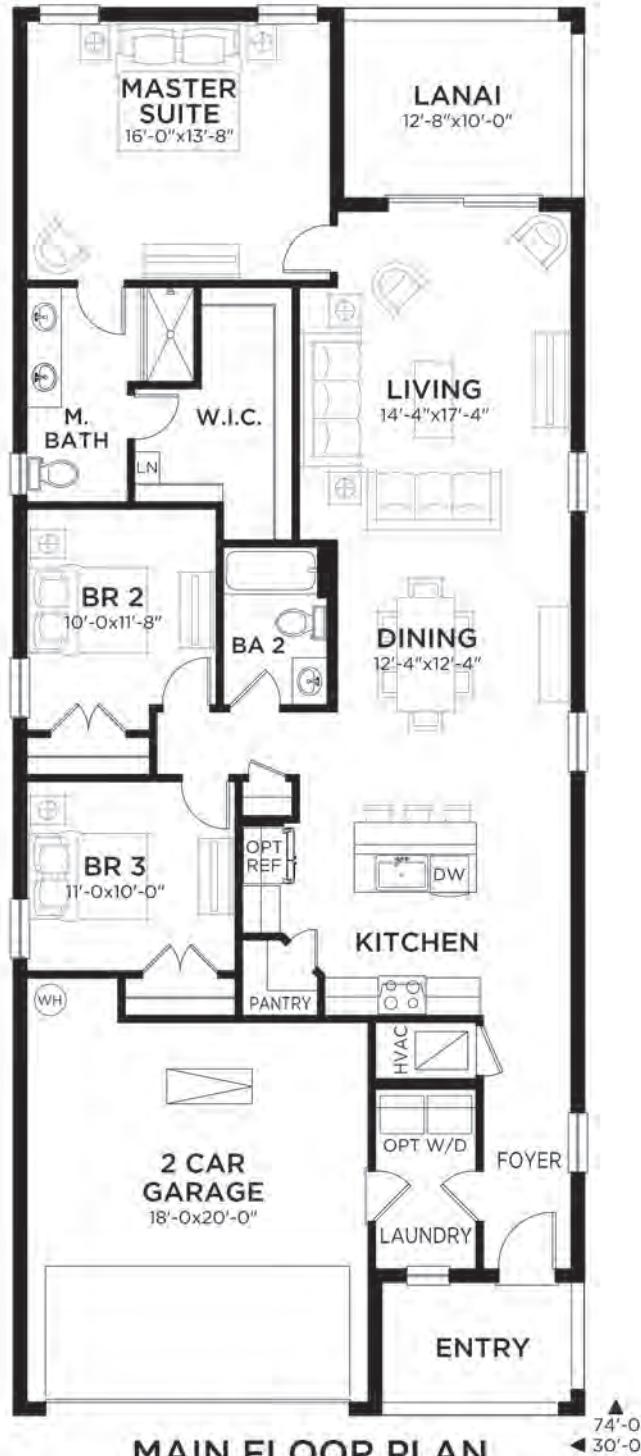
## Magenta C



# 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



## Turquesa B

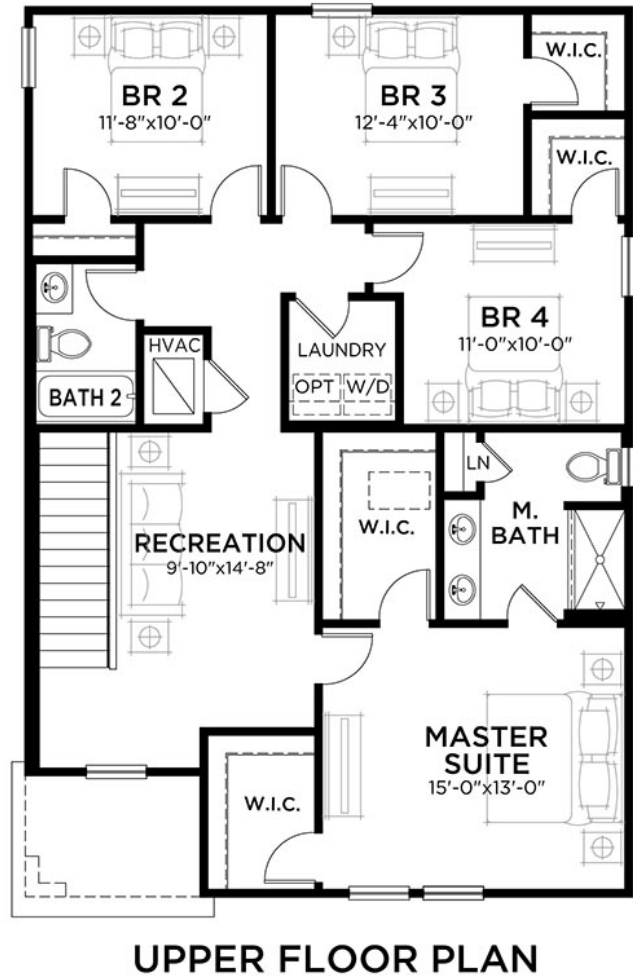
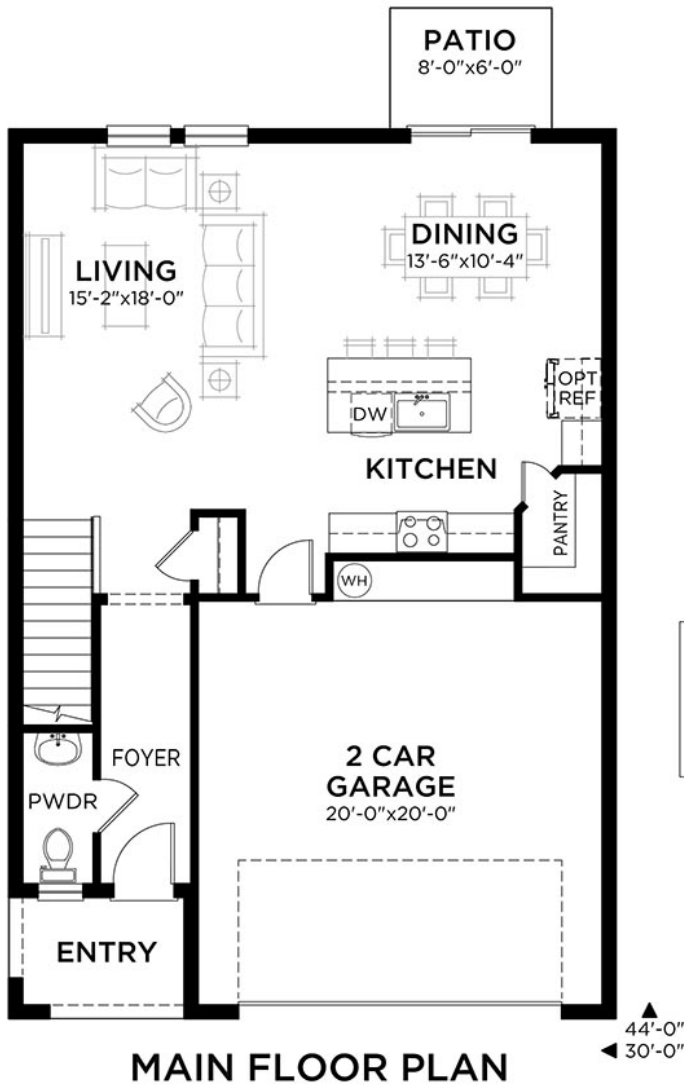


## Turquesa C

# 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
Total A/C	2038 SF
2 Car Garage	449 SF
Entry	52 SF
Total Area	2539 SF

# Azure

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

CASA *Fresca*  
HOMES®

WHY NOT START FRESH?



**Azure A**



**Azure B**

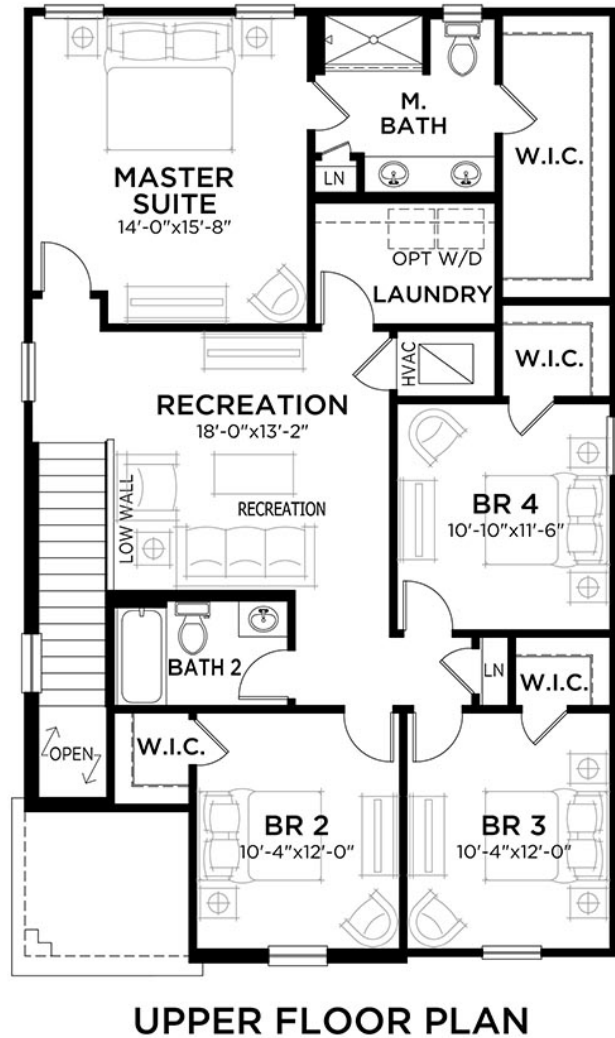
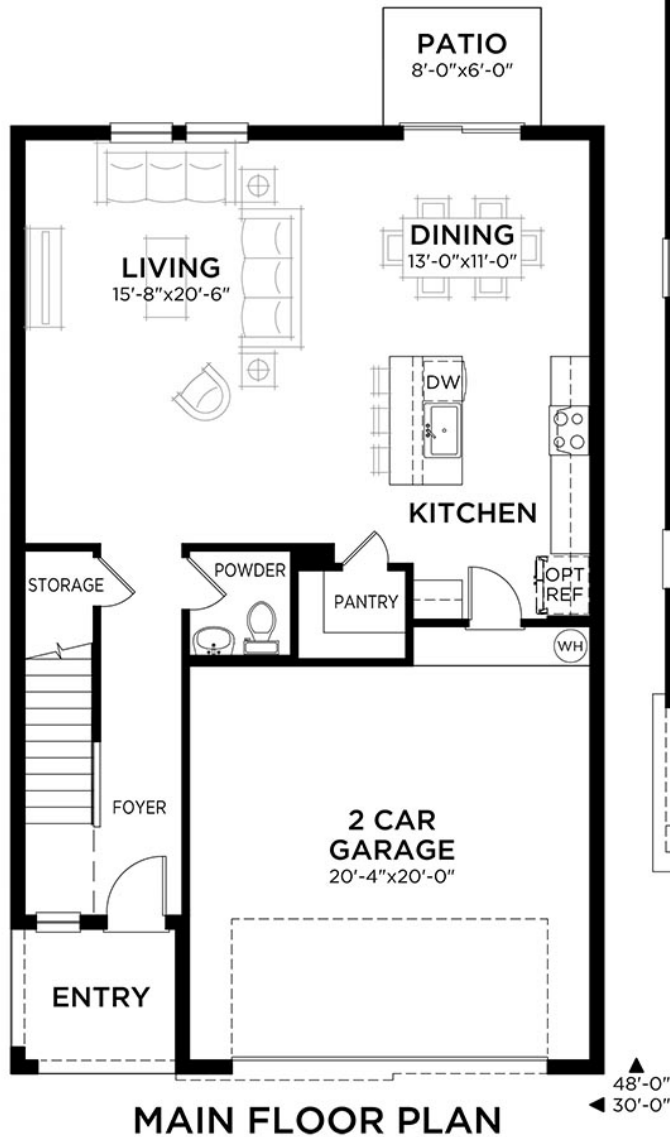


**Azure C**

# Azure

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

WHY NOT START FRESH?



### 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>

# Indigo

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

CASA *Fresca*  
HOMES®

WHY NOT START FRESH?



## Indigo B



## Indigo C

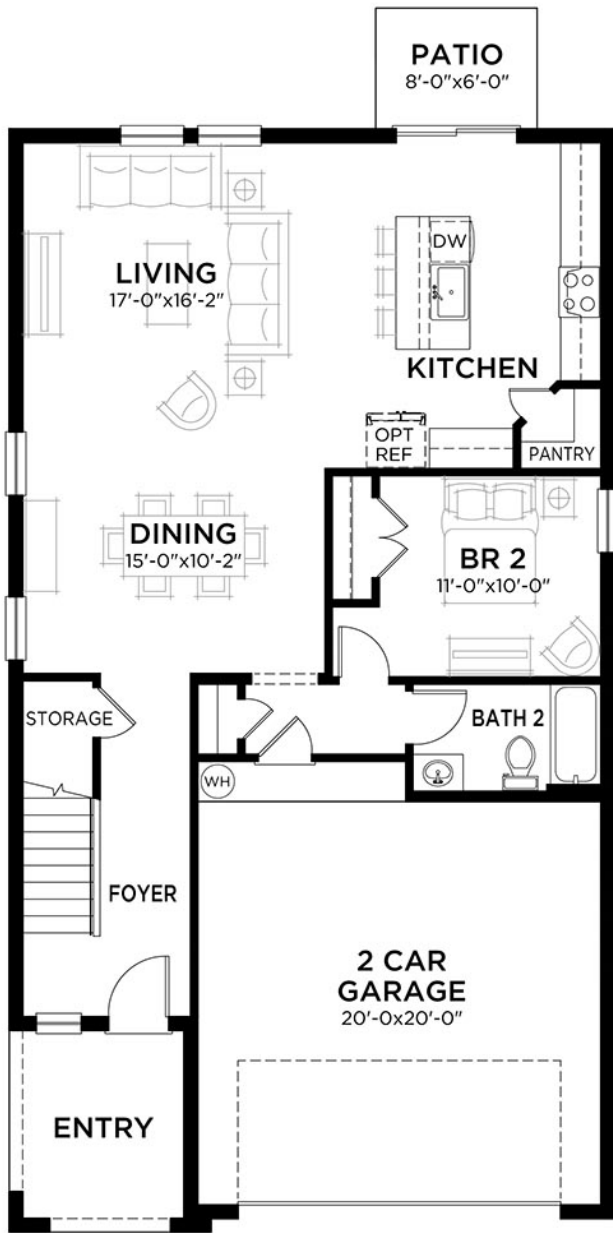


## Indigo D

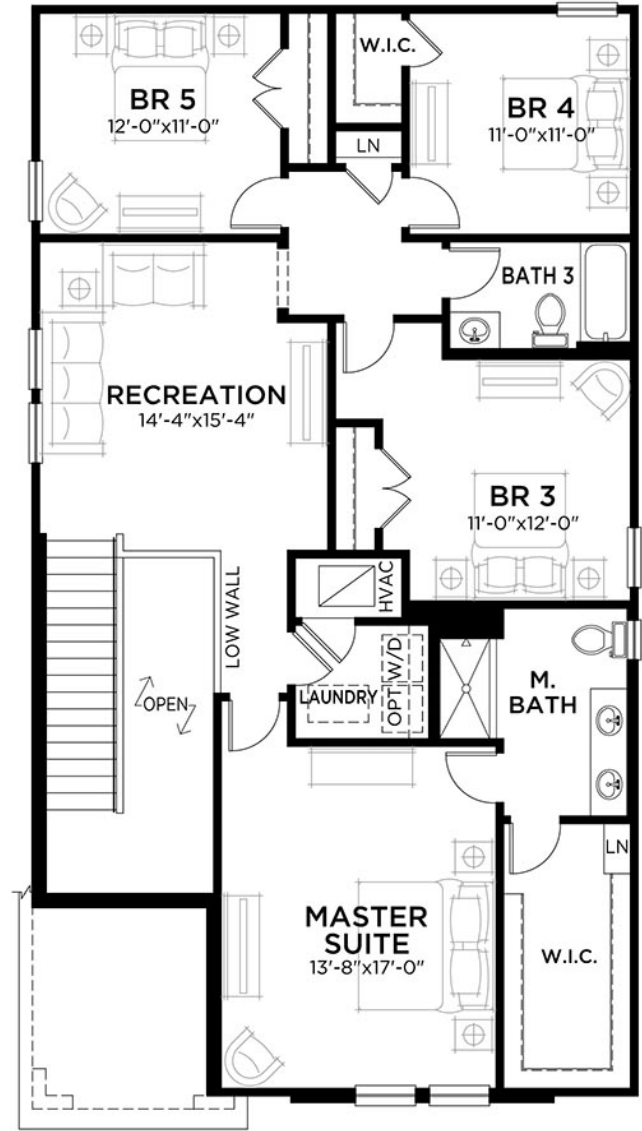
# Indigo

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>

# Valencia

5 bed • 3 bath • 2 car | 3,011 sq. ft.

CASA *Fresca*  
HOMES®

WHY NOT START FRESH?



## Valencia A



## Valencia B



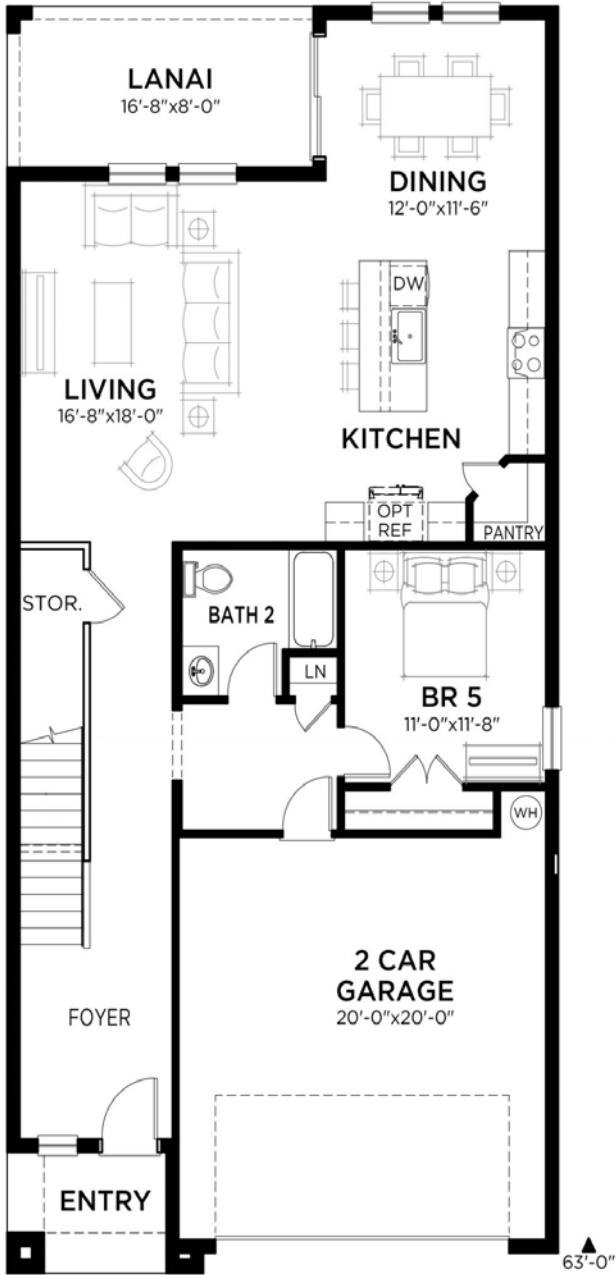
## Valencia C



# Valencia

5 bed • 3 bath • 2 car | 3,011 sq. ft.

WHY NOT START FRESH?



**MAIN FLOOR PLAN**



**UPPER FLOOR PLAN**

**Area Schedule**

Main Floor A/C	1246 SF
Upper Floor A/C	1765 SF
Total A/C	3011 SF
2 Car Garage	438 SF
Lanai	133 SF
Entry	54 SF
Total Area	3636 SF

