



Site Map Legend

- 60' Wide Homesite
- 40' Wide Homesite
- *** Model Home
- P** Model Parking



WHY NOT START FRESH?



Bold Included Features

Interior Features

- Decorative 5 ¼" colonial baseboards
- Decorative 2 ¼" colonial door casing
- Shaw LVP flooring on first floor living areas
- Lever door hardware in brushed nickel
- Two square panel, smooth 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

Kitchen Features

- 2cm quartz countertops (per Interior Design selection)
- Spacious island workspace (per plan)
- Island seating area (per plan)
- Pull out Trash Drawer in Kitchen
- Shaw LVP flooring in Kitchen
- Designer recessed panel cabinets, with soft close doors and drawers and hardware with 42" upper cabinets and crown molding
- Sterling by Kohler premium 18-gauge, undermount, single bowl stainless-steel sink, 9-5/16" deep with SilentShield® sound-absorption technology
- Moen "Arbor" single handle with pullout spray faucet in Spot Resist Stainless finish
- GE self-cleaning stainless-steel slide-in electric range
- GE Direct Vent 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
- 2.0 cm quartz countertops
- Mirrors with vanity lighting w/ recessed LED flush mount bulbs
- Moen "Genta" single handle faucets in Brushed nickel finish
- Rectangular undermount sinks
- Sterling by Kohler elongated commode
- Ceiling height tile shower surrounds with tile shower floors
- Semi-frameless shower enclosures (not included with tubs)
- Designer recessed panel cabinets, with soft closing doors and 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 handleset and smart lock.
- Insulated 2 Square panel fiberglass 6' 8" front door and 6'8" sliding glass rear door (per plan)
- Non-slip concrete driveways, lead walk, porch and/or entryway
- Architectural dimensional 30-year shingle roof
- High quality acrylic exterior paint
- Raised panel reinforced decorative garage doors
- Smart garage door opener with 1 remote
- Low-E, insulated, argon-filled sliding glass doors (per plan)
- Professionally designed landscape packages
- One cast aluminum construction black Welbourne outdoor wall lantern.
- 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 Green Building and water star certified home.
- 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 hybrid 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

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

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 36" upper cabinets and soft closing doors and 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

- 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
- Oval under mount sinks in master bath and top mounted china sinks in secondary baths.
- Sterling by Kohler pedestal sink (per plan)
- Sterling by Kohler elongated commode
- Sterling by Kohler "Vikrell®" shower pan and/or tub and tiled wall surrounds
- Designer recessed panels cabinet with hardware and soft closing doors
- 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
- Shermin Williams high quality acrylic exterior paint
- Raised panel reinforced decorative garage doors
- Smart 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 Green building certified
- Florida Water StarSM 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 hybrid 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

Rosa

3 bed • 2 bath • 3 car | 1,810 sq. ft.

CASA *Fresca*
HOMES®

WHY NOT START FRESH?



Rosa A
Color Scheme 8

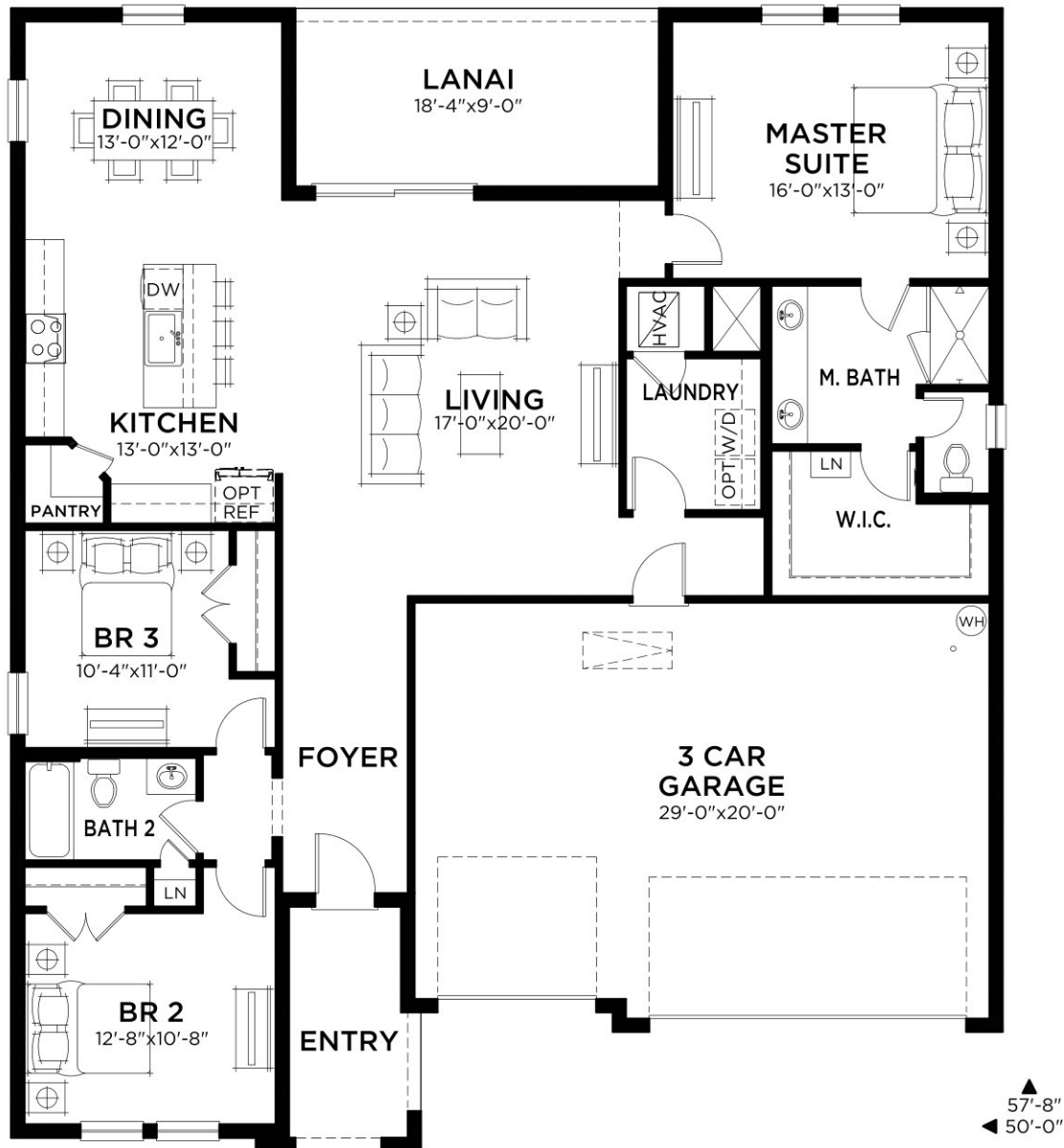


Rosa B
Color Scheme 13

Rosa

3 bed • 2 bath • 3 car | 1,810 sq. ft.

WHY NOT START FRESH?



MAIN FLOOR PLAN

Main Floor A/C	1810 SF
Total A/C	1810 SF
3 Car Garage	636 SF
Entry	78 SF
Lanai	165 SF
Total Area	2689 SF

Dalia

4 bed • 2 bath • 3 car | 2,212 sq. ft.

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WHY NOT START FRESH?



Dalia A
Color Scheme 17

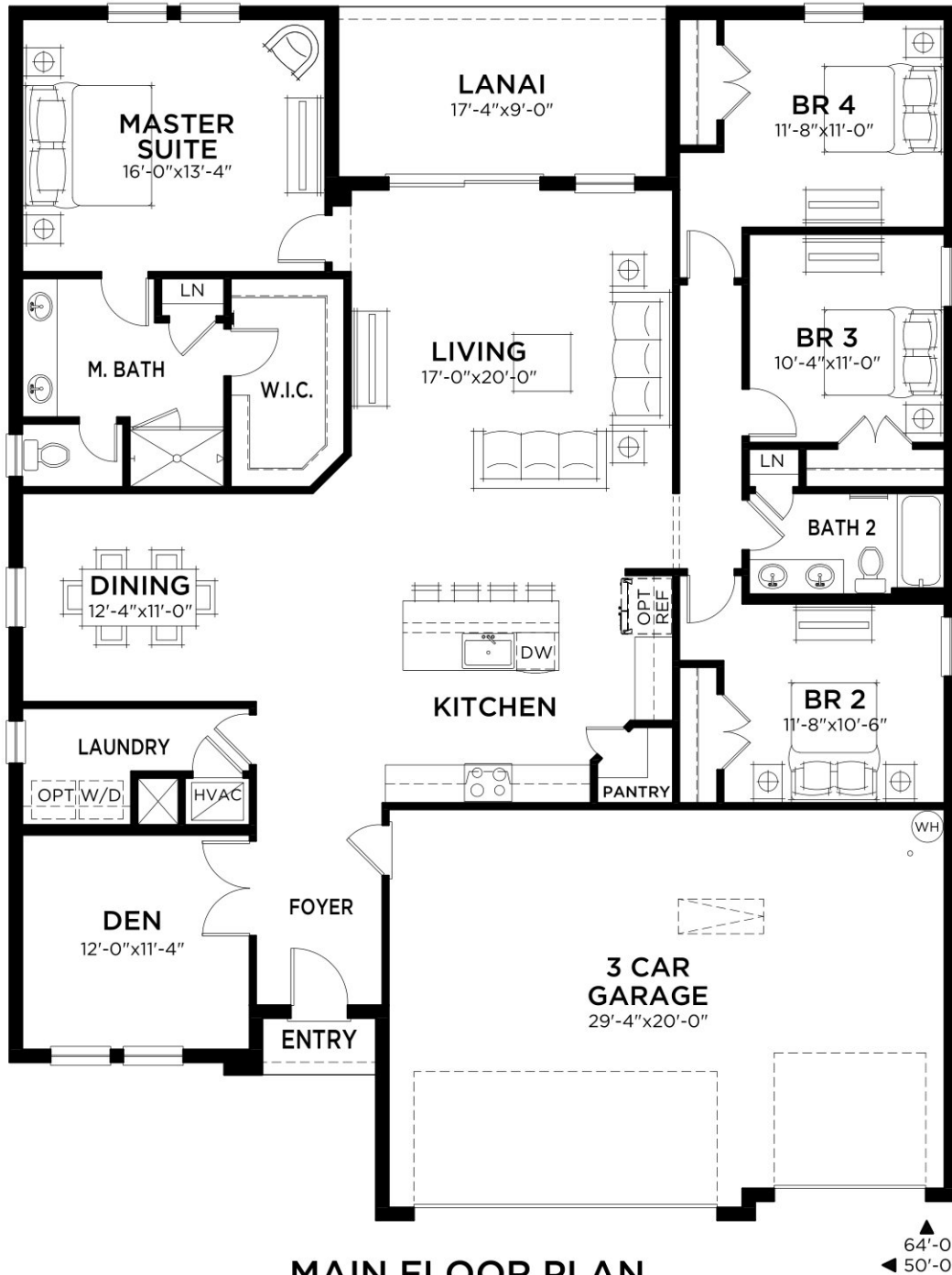


Dalia B
Color Scheme 19

Dalia

4 bed • 2 bath • 3 car | 2,212 sq. ft.

WHY NOT START FRESH?



MAIN FLOOR PLAN

Living A/C	2212 SF
Total A/C	2212 SF
3 Car Garage	646 SF
Entry	19 SF
Lanai	156 SF
Total Area	3033 SF

Jazmin

5 bed • 3 bath • 3 car | 2,452 sq. ft.

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WHY NOT START FRESH?



Jazmin A
Color Scheme 10

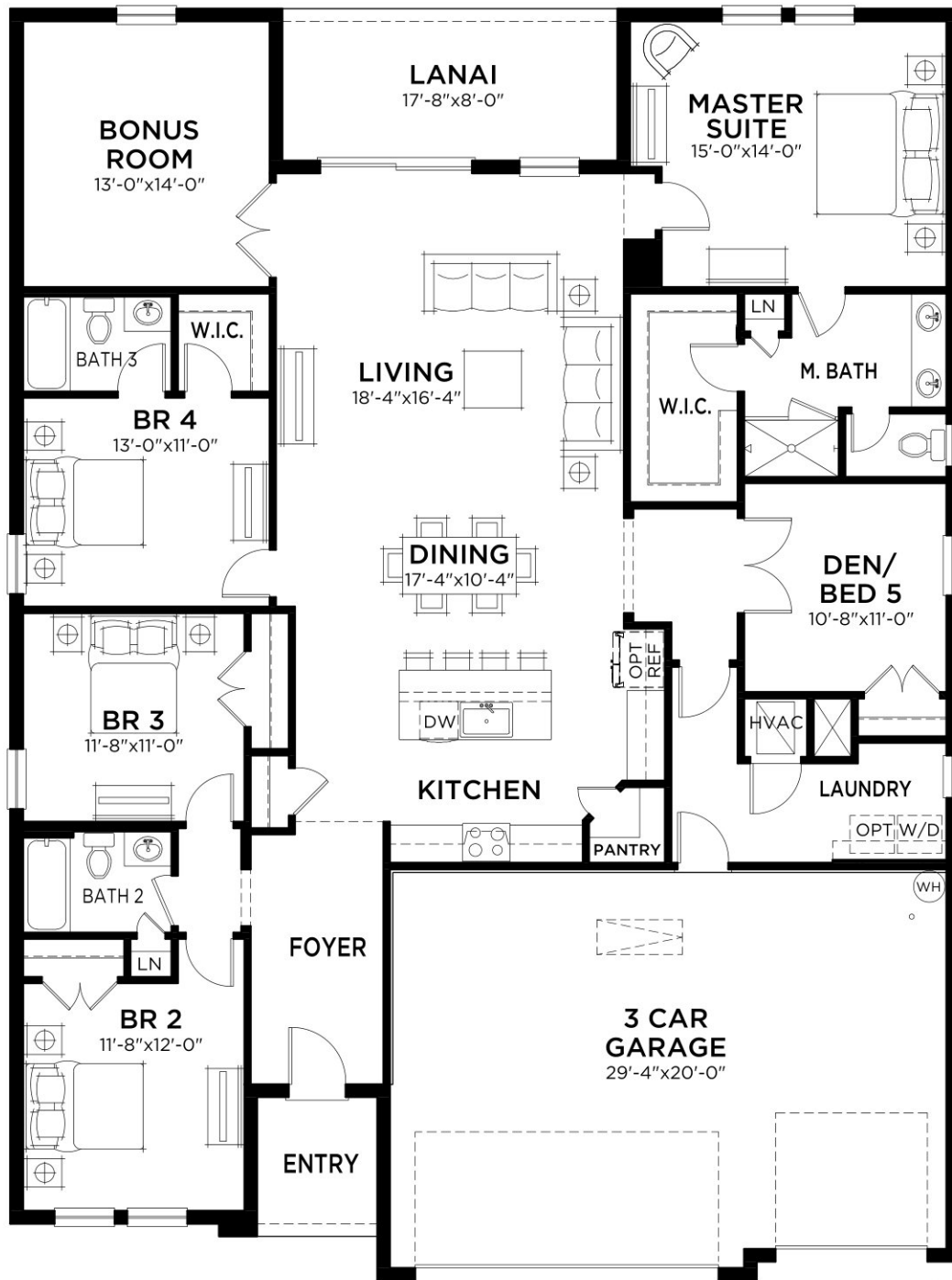


Jazmin B
Color Scheme 9

Jazmin

5 bed • 3 bath • 3 car | 2,452 sq. ft.

WHY NOT START FRESH?



MAIN FLOOR PLAN

▲ 67'-0"
◀ 50'-0"

Living A/C	2452 SF
Total A/C	2452 SF
3 Car Garage	646 SF
Entry	48 SF
Lanai	141 SF
Total Area	3287 SF

Violeta

5 bed • 3 bath • 3 car | 3,288 sq. ft.

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WHY NOT START FRESH?



Violeta A
Color Scheme 14



Violeta B
Color Scheme 16

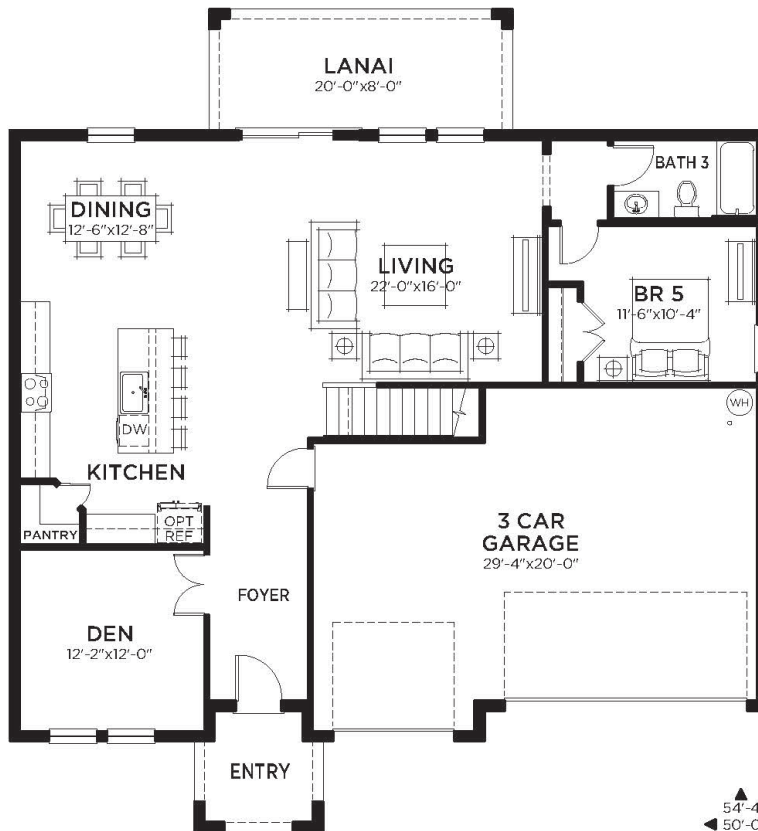
Violeta

5 bed • 3 bath • 3 car | 3,288 sq. ft.

WHY NOT START FRESH?



UPPER FLOOR PLAN



MAIN FLOOR PLAN

Main Floor A/C	1345 SF
Upper Floor A/C	1943 SF
Total A/C	3288 SF
3 Car Garage	622 SF
Entry	63 SF
Lanai	160 SF
Total Area	4133 SF

Arroyo

4 bed • 2.5 bath • 2 car | 2,240 sq. ft.

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WHY NOT START FRESH?



Arroyo A
Color Scheme 10



Arroyo B
Color Scheme 4

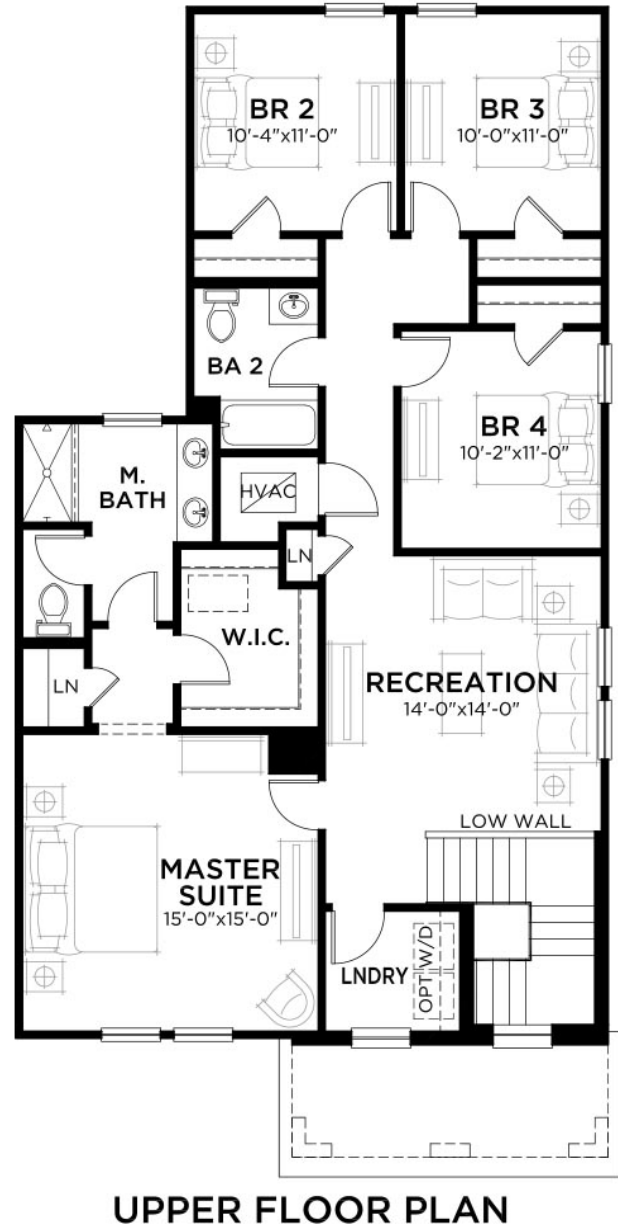


Arroyo C
Color Scheme 11

Arroyo

4 bed • 2.5 bath • 2 car | 2,240 sq. ft.

WHY NOT START FRESH?



Area Schedule

Main Floor A/C	933 SF
Upper Floor A/C	1307 SF
Total A/C	2240 SF
2 Car Garage	448 SF
Entry	90 SF
Total Area	2778 SF

Lago

4 bed • 2.5 bath • 2 car | 1,794 sq. ft.

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WHY NOT START FRESH?



Lago A
Color Scheme 6



Lago B
Color Scheme 17

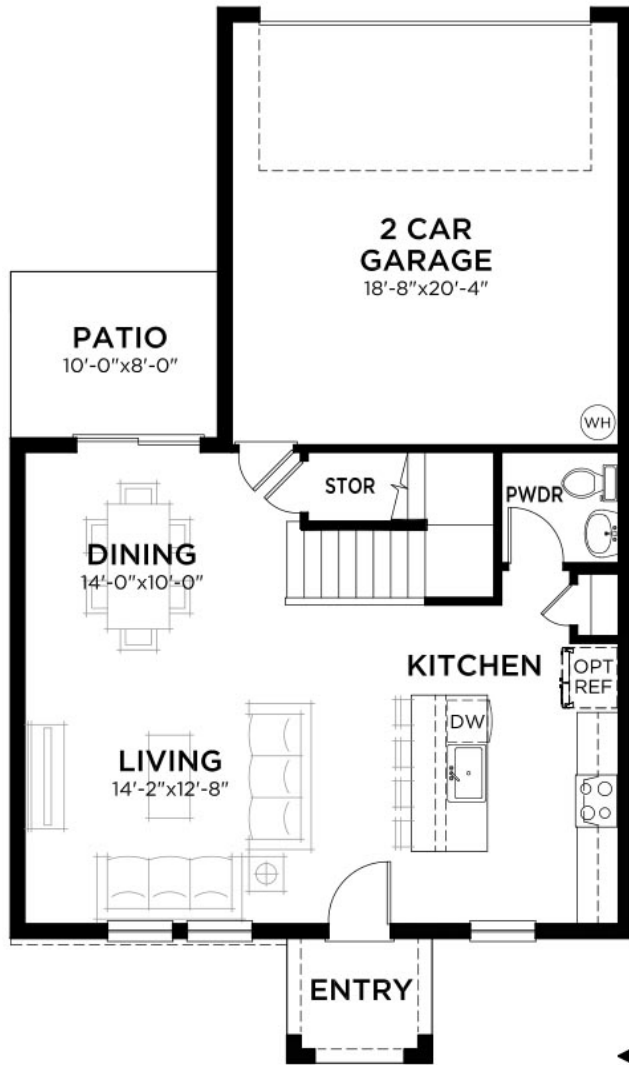


Lago C
Color Scheme 3

Lago

4 bed • 2.5 bath • 2 car | 1,794 sq. ft.

WHY NOT START FRESH?



MAIN FLOOR PLAN



UPPER FLOOR PLAN

Area Schedule

Main Floor A/C	714 SF
Upper Floor A/C	1080 SF
Total A/C	1794 SF
2 Car Garage	420 SF
Entry	42 SF
Total Area	2256 SF

Océano

4 bed • 2 bath • 2 car | 1,680 sq. ft.

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WHY NOT START FRESH?



Océano A
Color Scheme 1



Océano B
Color Scheme 12

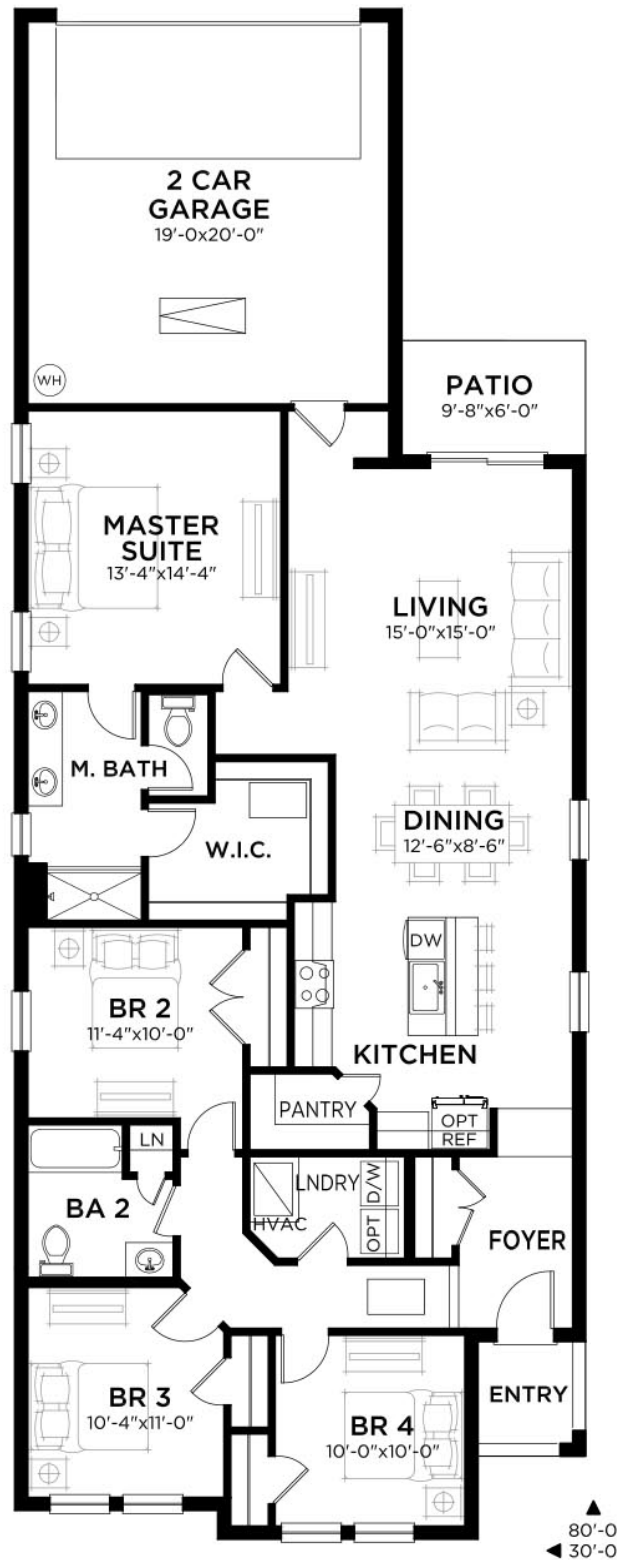


Océano C
Color Scheme 8

Océano

4 bed • 2 bath • 2 car | 1,680 sq. ft.

WHY NOT START FRESH?



MAIN FLOOR PLAN

Area Schedule

Main Floor A/C	1680 SF
Garage	420 SF
Entry	34 SF
Total Area	2134 SF

Cascada

5 bed • 3 bath • 2 car | 2,423 sq. ft.

CASA *Fresca*
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WHY NOT START FRESH?



Cascada A
Color Scheme 13



Cascada B
Color Scheme 2

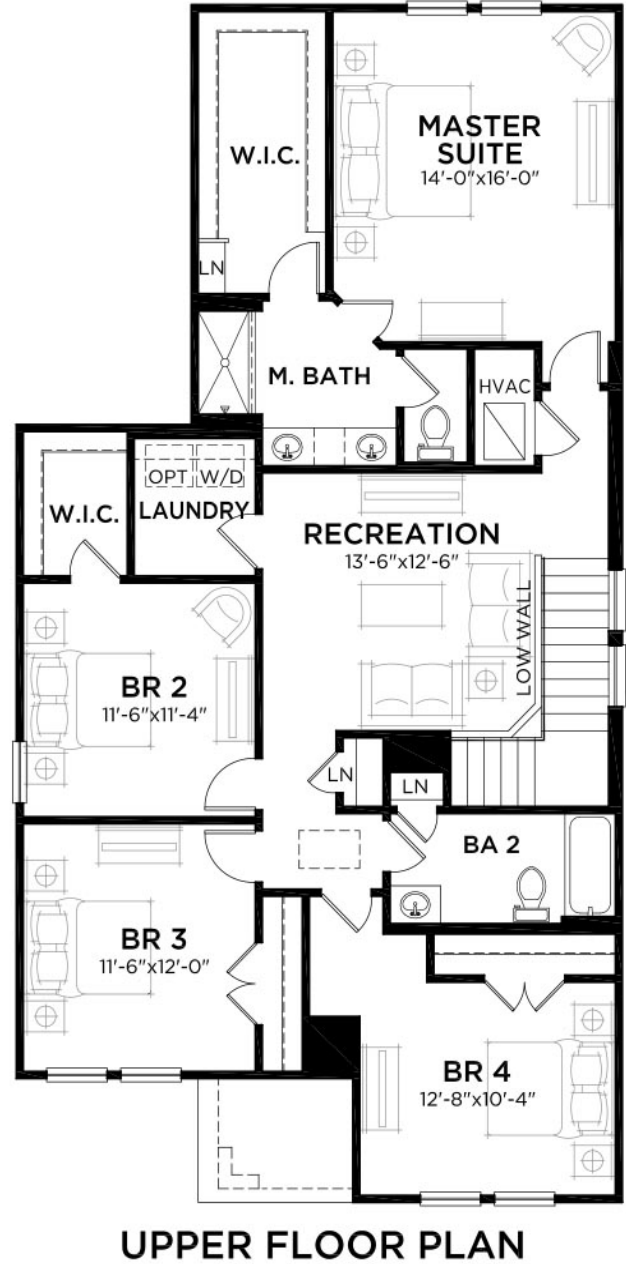
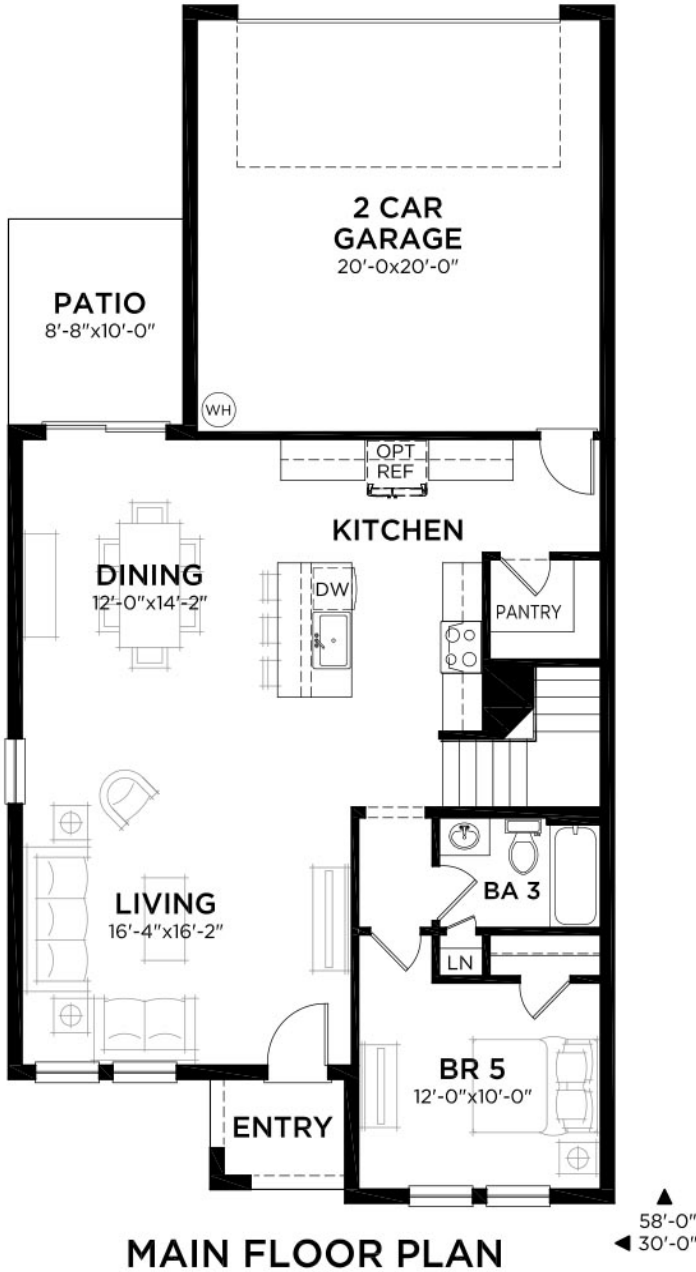


Cascada C
Color Scheme 16

Cascada

5 bed • 3 bath • 2 car | 2,423 sq. ft.

WHY NOT START FRESH?



Area Schedule

Main Floor A/C	1023 SF
Upper Floor A/C	1400 SF
Total A/C	2423 SF
2 Car Garage	441 SF
Entry	36 SF
Total Area	2900 SF