

Site Map Legend

Townhomes Homesite



WHY NOT START FRESH?



## Standard Included Features

### Interior Features

- Decorative 3 1/4" colonial baseboards
- Decorative 2 1/4" colonial door casing
- 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

### Kitchen Features

- 2.0cm quartz countertops (per Interior Design selection)
- Spacious island workspace (per plan)
- Island seating area (per plan)
- LVP flooring in Kitchen
- Designer recessed panel cabinets, with hidden hinges and hardware with 36" upper cabinets
- Premium 18-gauge, undermount, single bowl stainless-steel sink, 9-5/16" deep.
- Single handle with pullout spray faucet in polished chrome finish
- Self-cleaning stainless-steel range
- Recirculating stainless-steel microwave
- High-efficiency Energy Star stainless-steel dishwasher
- 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)
- LVP flooring
- 2cm quartz countertops
- Mirrors with vanity lighting w/ LED bulbs
- Single handle faucets in polished chrome finish
- Top mounted china sinks
- Pedestal sink (per plan)
- Elongated commode
- 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)
- 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, 1-car or 2-car garage (per plan)
- Exterior hose bibb at front of unit

### Energy Saving Features

- High efficiency air conditioning system with SEER2 ratings that meets or exceeds current building codes
- Energy efficient range and heating system
- Smart thermostat 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
- Engineered hurricane structural hardware
- 150 or 200 amp electrical service (per plan)
- BoraCare termite treatment
- Taexx built-in "tubes in the wall" pest control system

# Barcelona

3 bed • 2.5 bath • 1 car | 1,535 sq. ft.

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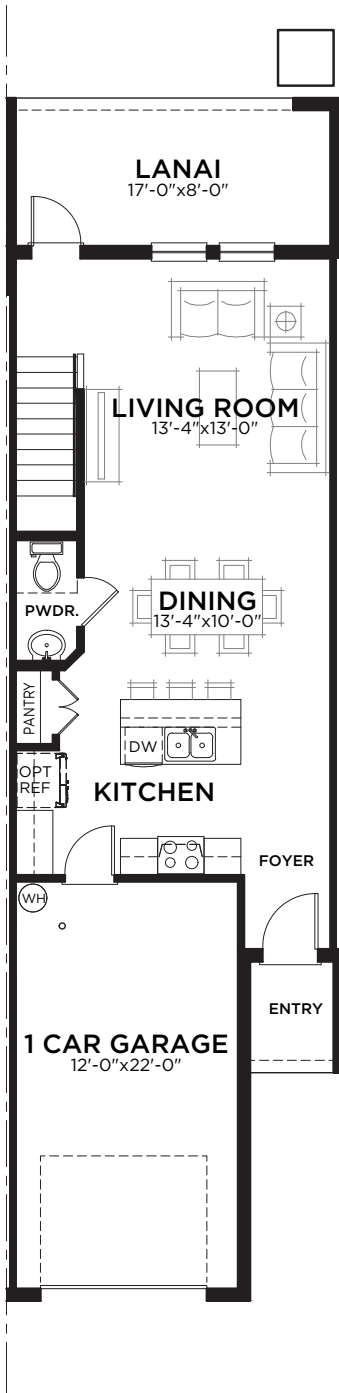


Barcelona

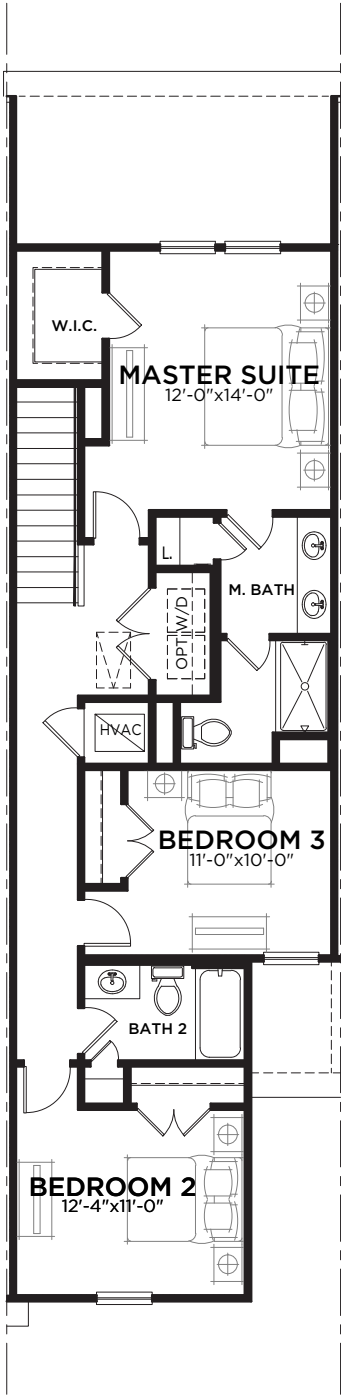
# Barcelona

3 bed • 2.5 bath • 1 car | 1,535 sq. ft.

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MAIN FLOOR PLAN



UPPER FLOOR PLAN

Area Schedule

Main Floor A/C	642 SF
Upper Floor A/C	893 SF
Total A/C	1535 SF
Garage	296 SF
Lanai	144 SF
Entry	29 SF
Total Area	2004 SF



# Cartagena

3 bed • 2.5 bath • 1 car | 1,720 sq. ft.

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**Cartagena**

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. © 2020 Casa Fresca-Cool Homes, LLC. All Rights Reserved. Not an offer to purchase where prohibited by law. Broker Participation Welcome. CRC#057247

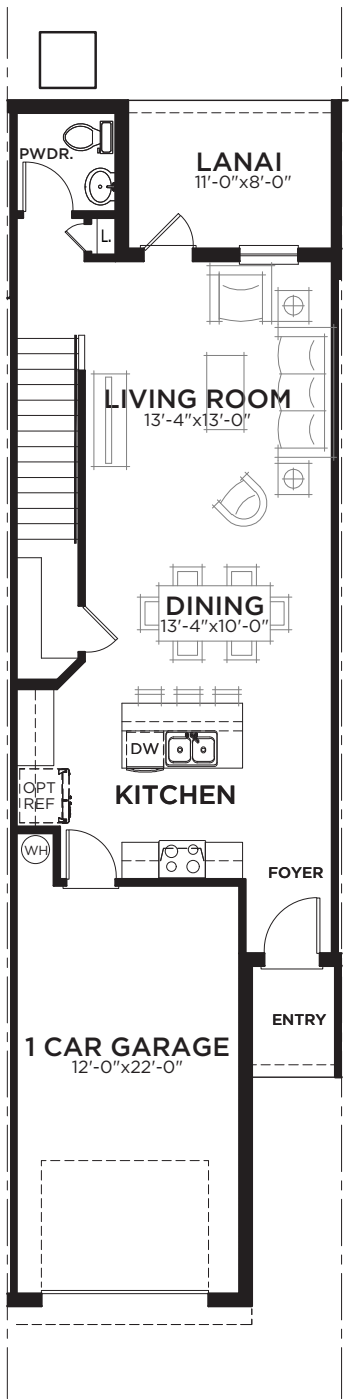
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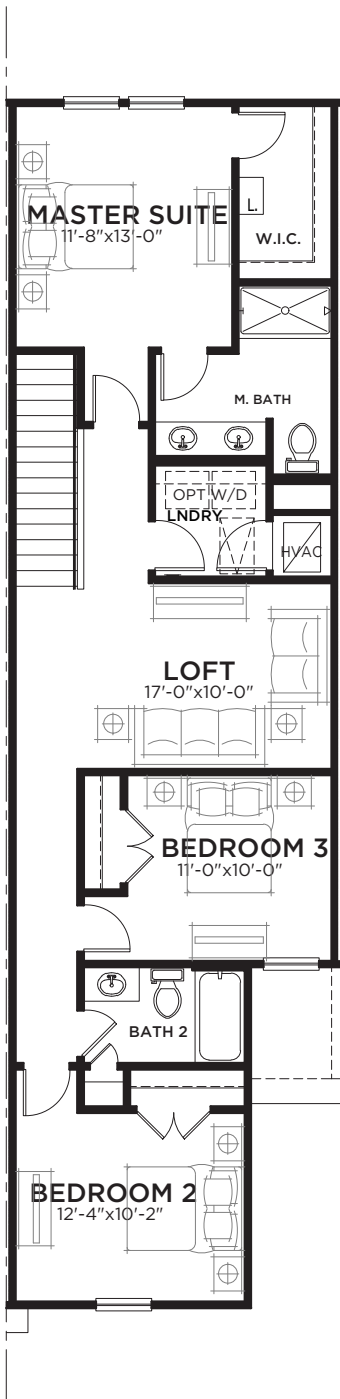
# Cartagena

3 bed • 2.5 bath • 1 car | 1,720 sq. ft.

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MAIN FLOOR PLAN



UPPER FLOOR PLAN

Area Schedule

Main Floor A/C	687 SF
Upper Floor A/C	1033 SF
Total A/C	1720 SF
Garage	303 SF
Lanai	92 SF
Entry	29 SF
Total Area	2144 SF

# Tulum

4 bed • 2.5 bath • 2 car | 1,866 sq. ft.

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Tulum

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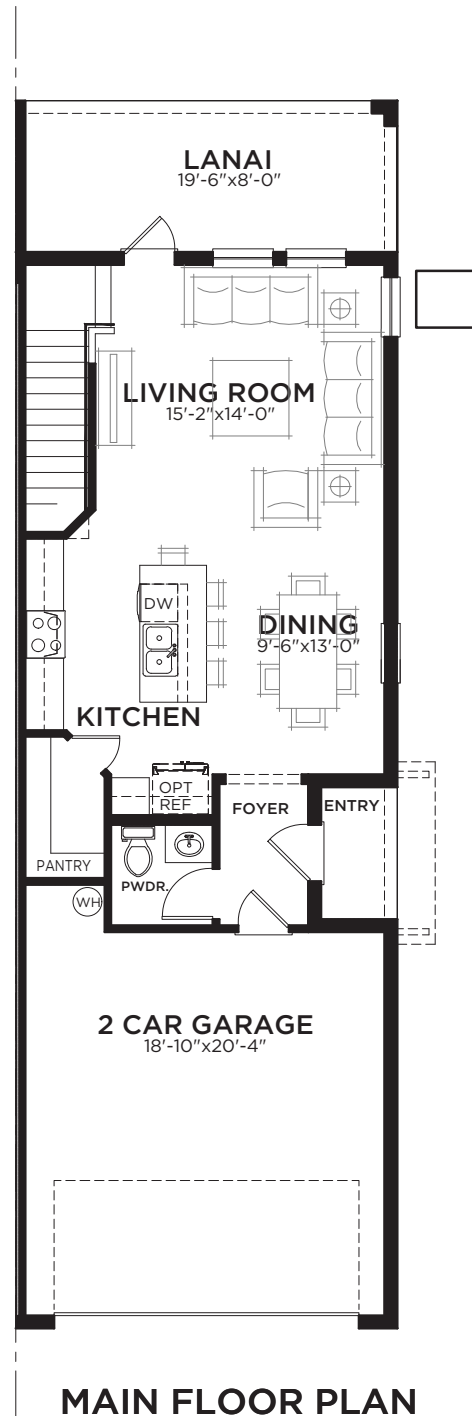
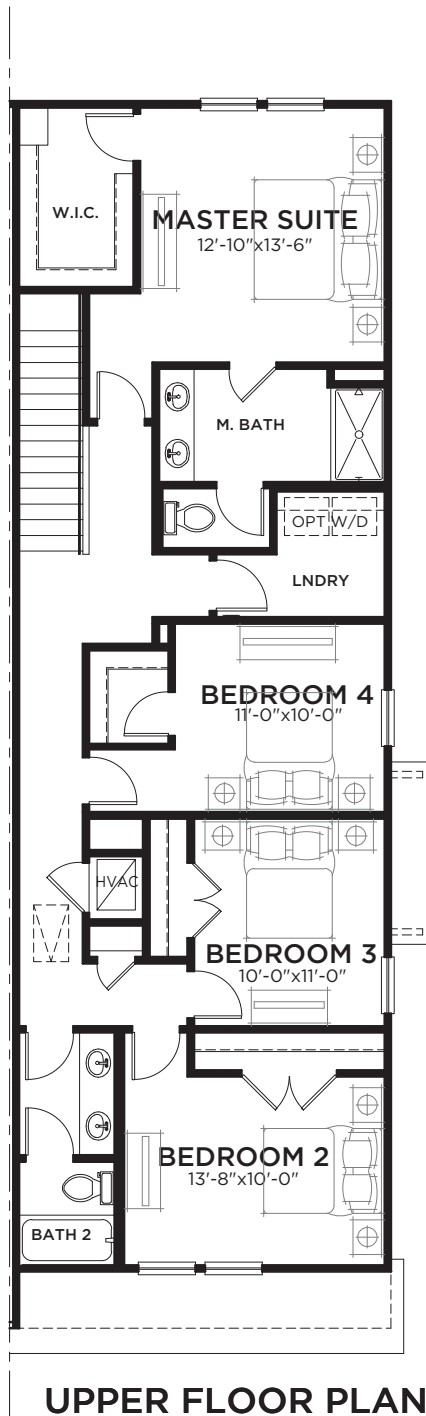


# Tulum

4 bed • 2.5 bath • 2 car | 1,866 sq. ft.

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## Area Schedule

Main Floor A/C	678 SF
Upper Floor A/C	1188 SF
Total A/C	1866 SF
Garage	434 SF
Lanai	160 SF
Entry	28 SF
Total Area	2488 SF

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