



Site Map Legend

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



WHY NOT START FRESH?



# Pasadena Woods 50s 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 chrome
- Two-panel square top style doors
- Maintenance-free, ventilated shelving throughout
- Smoke and carbon monoxide detectors wired to electrical system with battery back-up
- Cat6 data outlet in Living Room
- Structured media enclosure, location varies per plan
- 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 with vent to the exterior
- Spacious linen closets (per plan)

## Exterior Features

- Attractive and architecturally authentic elevations with textured stucco and fiber cement siding systems
- Chrome exterior front door hardware with handleset and deadbolt
- Insulated 2 square panel 8' fiberglass front door
- High quality acrylic exterior paint
- Raised panel reinforced decorative garage doors
- Smart garage door opener with remote
- Dual pane, Low-E energy efficient vinyl windows, and sliding glass door (per plan)
- Professionally designed landscape packages
- One cast aluminum construction black 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) with paver driveway
- Exterior hose bibb at garage and rear of home
- Exterior covered lanai

## Gourmet Kitchen Features

- 2cm quartz countertops (per Interior Design selection)
- Spacious island workspace (per plan)
- Island seating area (per plan)
- Pull out trash drawer
- LVP flooring in Kitchen
- Designer recessed panel soft-closing cabinets, with hidden hinges and hardware with 42" upper cabinets and crown molding
- Premium 18-gauge, undermount, single bowl stainless-steel sink, 9-5/16" deep
- Single handle with pullout spray faucet in chrome finish
- Gas cooktop with 30" range hood, exterior vented
- Stainless steel appliances featuring a wall-mounted single oven with Air Fry technology and a separate 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

## 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 app capabilities
- 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 tankless water heater
- Air infiltration barrier between framing and drywall
- Additional gas drop in laundry room

## Construction & Customer Care

- One-year non-transferable performance guarantee (subject to normal wear and tear)
- 10-year structural warranty
- Up to five 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
- BoraCare termite treatment
- Taexx built-in "tubes in the wall" pest control system
- Quality Assurance Inspections performed by an experienced construction staff member at various stages of the construction process

## Bathroom Features

- Spacious walk-in closets (per plan)
- LVP flooring
- 2.0 cm quartz countertops
- Mirrors with recessed LED flush mount bulbs
- Single handle faucets in chrome finish
- Rectangular undermount sinks
- Elongated commodes
- Tile shower surrounds with tile shower floors
- Frameless shower enclosures (Owner's Suite bathroom only)
- Freestanding roman tub (per plan)
- Designer recessed panels cabinet with hardware and hidden hinges



# Coquina

with Gourmet Kitchen

6 bed • 4 bath • loft • 3 car | 3,364 sq. ft.

CASA *Fresca*  
HOMES®

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**Coquina A**



**Coquina B**



**Coquina C**

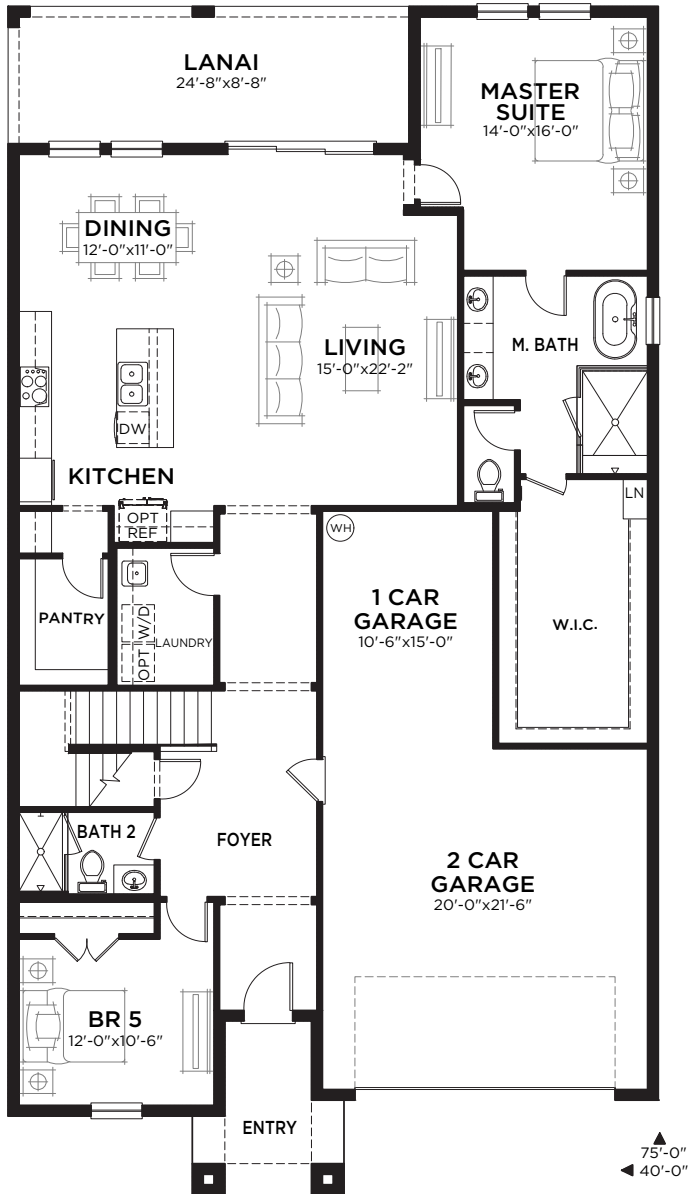
# Coquina

with Gourmet Kitchen

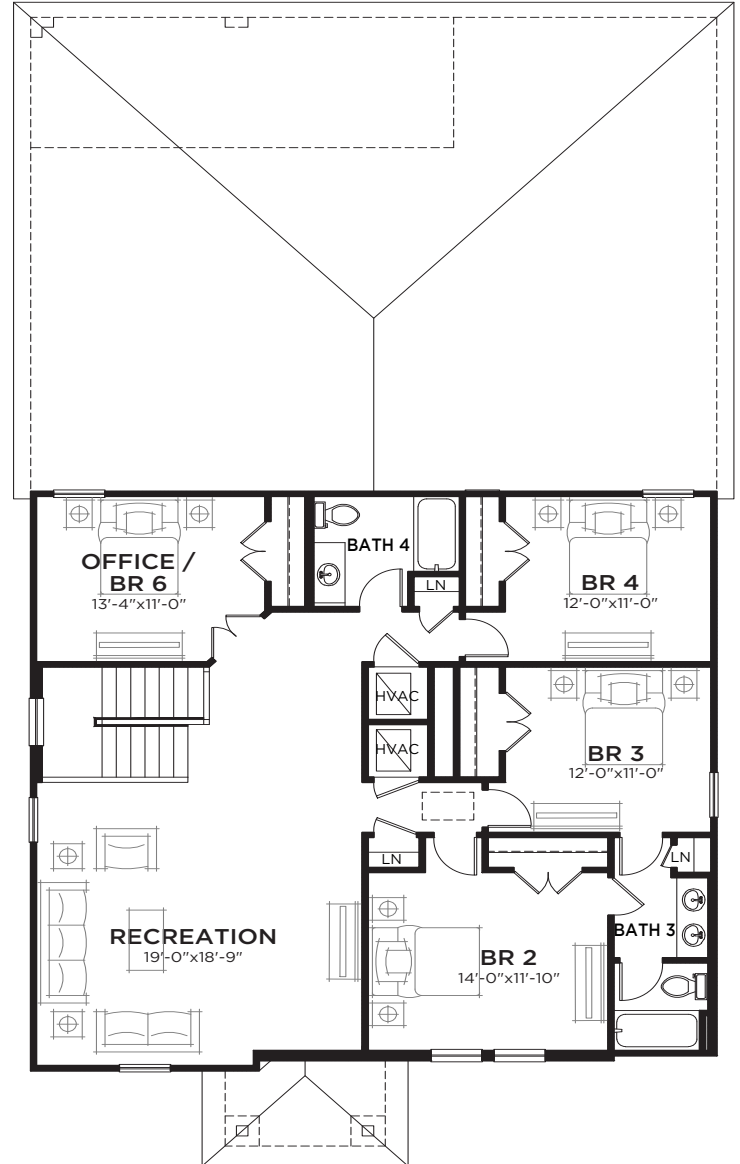
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MAIN FLOOR PLAN



UPPER FLOOR PLAN

## Area Schedule

Main Floor A/C	1914 SF
Upper Floor A/C	1450 SF
<b>TOTAL A/C</b>	<b>3364 SF</b>
2 Car Garage	619 SF
Lanai	214 SF
Entry	81 SF
<b>Total Area</b>	<b>4278 SF</b>



# Amelia

with Gourmet Kitchen

5 bed • 3 bath • loft • 2 car | 2,736 sq. ft.

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WHY NOT START FRESH?



**Amelia A**



**Amelia B**



**Amelia C**

# Amelia

with Gourmet Kitchen

5 bed • 3 bath • loft • 2 car | 2,736 sq. ft.

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## Area Schedule

Main Floor A/C	1167 SF
Upper Floor A/C	1569 SF
TOTAL A/C	2736 SF
2 Car Garage	453 SF
Lanai	220 SF
Entry	76 SF
Total Area	3485 SF

# Lido

with Gourmet Kitchen

5 bed • 3.5 bath • loft • 3 car | 3,190 sq. ft.

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WHY NOT START FRESH?



**Lido A**



**Lido B**



**Lido C**





# Mariposa

with Gourmet Kitchen

4 bed • 3 bath • 3 car | 2,289 sq. ft.

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WHY NOT START FRESH?



## Mariposa A



## Mariposa B



## Mariposa C

4 bed • 3 bath • 3 car | 2,289 sq. ft.

## WHY NOT START FRESH?



Main Floor A/C	2289 SF
2 Car Garage	432 SF
Lanai	230 SF
Entry	47 SF
Total Area	2998 SF

