

# FACTS & FEATURES: 10181 114<sup>th</sup> Terrace

## EXTERIOR:

- Warm, richly appointed classic elevations with Chouinard Homes' most innovative design.
- Beautiful hurricane rated exterior doors with composite rot proof jams & upgraded hardware with privacy deadbolts.
- Exterior weatherproof electrical outlets.
- Covered front & back lanai.
- Exterior can LED lighting on front & back lanai.
- **Sherwin Williams Exterior Paint.**
- **High Energy saving roof shingles.**
- **White Impact decorative windows.**
- **Hurricane rated garage door with WIFI opener and two remotes**

## INTERIOR:

- Spacious linen closet.
- Kitchen with abundant cabinet space and breakfast bar.
- Washer and Dryer connections in comfortable spacious airconditioned laundry room.
- All bedrooms, and family room are pre-wired for ceiling fans.
- Easy touch, wide rocker electrical switches in all rooms.
- Smoke detectors with battery back-up
- Protective ground fault interrupter circuits in wet areas.
- Textured ceilings and walls.
- **Custom tile showers and flooring in bathrooms.**
- **Custom flooring throughout the great room.**
- **High Efficiency 16 Seer Lenox air conditioning unit.**
- **Two panel colonial interior doors with chrome hardware.**
- **Colonial baseboards throughout the entire house.**
- **Custom upgraded Schlage hardware throughout the entire house.**
- **Custom quartz counter tops with integrated sinks in kitchen, bathroom, and owner's retreat.**

## DREAM KITCHEN AND BATH:

- Efficiently organized workspace.
- Conveniently located shock resistant electrical outlets.
- Breakfast Bar workspace.
- High capacity food disposal unit.
- Undermount stainless steel sink with dual function spout sprayer.
- Ice maker line installed and ready for hookup.
- **Beautiful 42" custom cabinets.**
- **Large walk in Pantry**
- **Custom fitted quartz countertops in kitchen and bath.**
- **Custom tile throughout the kitchen and bath.**
- **Stainless steel Microwave.**
- **Stainless steel Dishwasher.**
- **Stainless steel Stove.**

## OWNER'S RETREAT / MASTER

### BATH:

- Spacious, private owner's retreat.
- Large impact resistant windows.
- Massive Walk-In Closet.
- Soaring Ceilings.
- Elongate commode in private water closet.
- **Custom tile flooring in shower and bath.**
- **Custom vanities with quartz countertops and double undermount sinks.**
- Mirror over all bath vanities.
- **Decorative wall tile in shower.**
- **Rain head & handheld shower fixture.**
- **LED Can lights throughout.**
- **Beautiful large glass shower enclosure.**

## WARRANTY / VALUED CONSTRUCTION TECHNIQUES:

- 1- Year Home Builder Limited Warranty.
- Electrical Breaker Panel Inside Garage.
- Vent Fans in all Bathrooms.
- 3000 PSI Concrete & Fiber in Foundation
- Professionally Engineered Roof Trusses with Hurricane Straps for Added Protection.
- Masonry Block Construction with steel.
- Steel Reinforced, Concrete Lintel at Masonry Perimeter Walls
- Visqueen Barrier Under All Concrete Floors and Garage
- Individually Engineered Foundation, Wall and Roof Truss System
- 200-amp Electrical Service
- Underground electrical service throughout the community.

## Chouinard Builder's

*Energy Efficient*

### Amenities'

- Solar Reflective Asphalt Energy Saving Roof Shingles.
- Air Returns In all bedrooms for higher efficiency air circulation.
- High efficiency, 16 SEER HVAC Unit.
- R-7 Foam board Block Wall Insulation.
- R-38 Fiberglass Ceiling Insulation.
- Low E Vinyl Double Pane impact Windows and Doors.
- Carbon Monoxide Detectors to Monitor Air Quality in Garage.
- Polysealant At Base Plates, Doors and Windows to Prevent Air Infiltration, And Moisture Penetration.