

# *Estates At Ridgewood*

## **Welcome Home!**

- 1 Year Home Builder Warranty
- Electrical Panel Inside Garage
- Exhaust Fans In All Bathrooms
- Professionally Engineered Roof Trusses with Hurricane straps.
- Steel Reinforced, Concrete Lintel at Masonry Perimeter walls
- Termite Barrier Under All Concrete Floors & Garage
- Underground Electrical Service Throughout The Community
- High efficiency, 15 SEER HVAC Unit.
- R-7 Foam board Block Wall Insulation.
- R-38 Fiberglass Ceiling Insulation.
- Low E Vinyl Double Pane impact Windows and Doors.
- Polysealant At Base Plates, Doors and Windows to Prevent

## **Facts & Features**

### **Exterior**

- 15 year warranty on shingle roofing
- Warm, richly appointed classic elevations with Chouinard Builders' most innovative design
- Beautiful exterior hurricane rated exterior doors with composite rot proof jams & upgraded hardware with privacy deadbolts
- Exterior weatherproof electrical outlets
- Sherwin Williams Exterior Paint
- Hurricane rated Garage door with automatic WIFI garage door opener & two remotes
- 200 amp electrical service
- St. Augustine Sod throughout the lot
- Professionally designed landscape package
- Exterior LED can lighting on front and back porch
- Hurricane Impact rated exterior windows and doors.
- Weather Sensing Irrigation System
- Driveway & Lanai covered with beautiful Pavers

### **Interior**

- Your choice of Sherwin Williams paint
- Washer and Dryer connections in comfortable spacious air conditioned laundry room.
- Pre-wired for ceiling fans.
- Easy touch, dimmable wide rocker electrical switches in all rooms.
- Wood solid surface window sills on all windows
- Built in laundry tub with upper and lower cabinets in laundry room.
- Beautiful 10ft high ceilings through out
- Large 140 sq. ft tray ceiling in the living room
- Knock down or Orange peel texture
- Laminate throughout with tile in the bathroom
- 5 1/4" baseboards throughout
- Custom Granite or Quartz countertops with integrated sinks in kitchen, bathroom, and owners retreat.
- High Efficiency 15 seer Lenox air conditioning unit with programmable thermostat

### **Dream Kitchen**

- Custom wood cabinetry with crown molding
- Quartz or Granite countertops with 4" backsplash
- Stainless steel double bowl kitchen sink with dual function spout sprayer
- Ice-maker line to refrigerator
- High Capacity food disposal unit
- Island bar work space
- Large walk in pantry off the kitchen
- Stainless steel designer appliance package
- Pendant lighting over kitchen island

### **Beautiful Owners Retreat & Bath**

- Large Walk-In Closet
- Custom wood cabinetry throughout
- Elongated commode
- Large glass shower enclosure
- Granite or Quartz countertops in all bathrooms
- Large vanities with dual sinks and large mirror
- Custom tile flooring in shower and bath
- Rain head & handheld shower fixture
- LED can lights in all bathrooms

### **Chouinard Builders Energy Efficient Amenities**

- Solar Reflective Asphalt Energy Saving Roof Shingles
- HVAC Air returns in all bedrooms for higher efficiency air circulation
- High Efficiency 15 SEER HVAC Unit.
- R-7 Foam board block wall construction
- R-38 Blown insulation
- Low E Vinyl Double Pane impact windows and doors
- Weather sensing irrigation system



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\*All plans, & features are subject to change without notice.