

Islamorada
KGC 1285

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AN AVATAR COMMUNITY

KEYS GRANDE COLLECTION



Conceptual artist's rendering for informational purposes only. Subject to change.
Landscaping depicted is an artist's rendition, is for illustrative purposes only, and may vary for individual homes. Illustrations, elevations, and floor plans are artist's renderings, may depict features that are not standard and may not be available on all homes and all model types.





1,285 Square Feet of Living Area

- 2 Bedrooms
- 2 Baths
- 2 Car Garage

ISLAMORADA KEYS GRANDE COLLECTION

Living Area	1,285 Sq. Ft.
Covered Entry	57 Sq. Ft.
Covered Lanai	141 Sq. Ft.
Garage	445 Sq. Ft.

Total 1,928 Sq. Ft.

Square footage calculations are from the outside of exterior walls and include interior partitions walls. Due to normal construction tolerances, square footage may vary from those indicated and should not be used as a representation of a home's size. All dimensions, ceiling heights and measurements are approximate and may vary with construction. Illustrations and floor plans are artist's renderings, may depict features that are not standard and may not be available on all homes and all model types. Developer reserves the right to make changes to floor plans, specifications, dimensions and elevations without prior notice. Landscaping depicted is an artist's rendition, is for illustrative purposes only, and may vary for individual homes.

Preliminary floor plan. Conceptual artist's rendering for informational purposes only.

DISTINCTIVE FEATURES

DISTINCTIVE EXTERIOR FEATURES:

- Choice of exterior elevation styles
- 30 year dimensional asphalt shingle roof (10 year fungus resistant guarantee)
- Choice of decorator selected exterior color packages
- Kwikset antique nickel door handle and deadbolt lock set
- Brick paver driveway, and matching entry walk in Mediterranean pattern
- Covered rear lanai with masonry ceiling finish
- Electric garage door opener with two remotes
- Two-car garage
- 6" gutters and splash guard (front & rear per plan)
- Door chime with lighted push button
- 42" brick paver entry walk
- 8' six-panel textured fiberglass entry door
- 8' sliding glass door (per plan)
- (2) weatherproof outlets in predetermined locations
- (2) hose bibs in predetermined locations
- Decorative coach lights at garage and entry (per elevation)
- Upgraded carriage house garage doors

QUALITY CONSTRUCTION:

- Concrete block construction
- Textured masonry coating with 100% acrylic finish
- Bronze aluminum windows with easy care tilt-out sash
- Monolithic concrete slabs with vapor barrier
- Lennox heat pump heating and cooling system with minimum 13 SEER rating
- One year termite protection from original treatment
- R-30 fiberglass insulation in ceiling above air conditioned space
- R-11 fiberglass wall insulation between garage and living area
- 40 gallon water heater
- Screens for all operable windows and sliding glass doors
- Insulated windows

PREFERRED INTERIOR FEATURES:

- Elegant 9'-4" ceilings (per plan)
- 12" x 12" ceramic tile flooring at foyer, kitchen, breakfast room, all baths and laundry room (per plan)
- Saxony carpet and 6 lb. pad
- Latex gloss enamel paint on baseboards and door casings
- Latex satin finish interior wall paint in white
- 6'-8" six-panel Colonist interior doors
- 3 1/4" baseboards
- Knockdown texture on ceiling
- Orange peel texture finish on walls
- Decorative drywall niche (per plan)
- Rounded drywall corners (per plan)
- Copper Creek interior lever door handles in polished brass
- Solid surface windowsills (straight cut)
- Large walk-in closet at master bedroom (per plan)
- Vinyl-clad closet shelving

ELECTRICAL FEATURES:

- 200 AMP electrical service
- Washer & dryer hook-ups (per plan)
- Pre-wired for (2) telephone outlets in predetermined locations

- Pre-wired for (2) television outlets in predetermined locations
- Pre-wired for ceiling fans at great room and all bedrooms
- Structured wiring panel in predetermined location
- White Decora rocker switches throughout
- Smoke detectors

CONTEMPORARY KITCHEN FEATURES:

- Kohler/Sterling double compartment stainless steel sink
- Laminate countertops with 4" backsplash and beveled edge
- Moen chrome single lever faucet with spray
- Oak cabinets with a choice of finishes
- 30" upper cabinets with fully concealed hinges
- Insinkerator 1/3 H.P. garbage disposal
- Cloud-style upgraded fluorescent lighting

QUALITY WHIRLPOOL APPLIANCES FEATURING:

- 18 cu. ft. refrigerator with ice maker
- Electric smooth top range with self-cleaning oven
- Multi-cycle dishwasher
- Built-in microwave

CLASSIC BATHROOMS:

- 42" plate glass mirrors (per plan)
- Safety grab bar in master shower
- 6" x 6" white or bone ceramic wall tile in all baths
- 3" x 3" white or bone shower floor tile at master bath (per plan)
- Ceramic bath accessories
- Laminate vanity tops with beveled edge and drop-in bowl (per plan)
- Mirrored medicine cabinets
- Moen chrome single lever faucets at master bath and secondary bath
- Decorative lights over vanities
- Exhaust fans in all baths
- Elongated comfort height toilets
- Kohler/Sterling plumbing fixtures throughout with Moen faucets

EXCITING OPTIONS:

- Structural options available (per plan)
- Comfort energy package which includes radiant barrier and/or tailored foam
- Entertainment center & additional built-ins
- Upgraded appliances
- Washers and dryers
- State-of-the-art audio, video and intercom systems
- Security and central vacuum systems
- Designer lighting packages
- Flooring and countertop materials
- Upgraded cabinetry and cabinet options
- Upgraded landscaping packages
- Shower enclosures
- Transom windows in main living area (per plan)

LANDSCAPE:

- These single-family homes include a professional designed landscape package. Sod in front, side, and rear with irrigation. Lawn care maintenance of all neighborhoods is included in the monthly fees.

ENVIRONMENTS FOR *Living*

395 Village Drive • Poinciana, Florida 34759 • (863) 427-7000 • (800) 592-6099 • www.solivita.com



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