

Sonesta
KGC 1501

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The Key to Your Dreams
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SOLIVITA™

KEYS GRANDE COLLECTION







**SONESTA
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Living Area	1,501 Sq. Ft.
Covered Entry	28 Sq. Ft.
Covered Lanai	151 Sq. Ft.
Garage.....	441 Sq. Ft.

Total..... 2,121 Sq. Ft

1,501 Square Feet of Living Area
 • 2 Bedrooms • 2 Baths • 2 Car Garage

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 style garage doors
- Transom windows in main living areas (per plan)

QUALITY CONSTRUCTION:

- Concrete block construction
- Textured masonry coating with 100% acrylic finish
- Bronze aluminum windows with easy care tilt-out sash
- Monolithic concrete slab 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

PREFERRED INTERIOR FEATURES:

- Elegant 9'-4" and 11'-4" ceilings throughout (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)
- Kwikset 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 icemaker
- 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
- Fiberglass tub at secondary baths
- 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 and secondary baths
- 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

LANDSCAPE:

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

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At least one resident must be 55 years of age or better. A limited number of residents may be younger, but no one under 18 years of age may be in permanent residence. Recreation club, association, and additional golf fees are required. Square footage calculations are from the outside of exterior walls and include interior partition walls. Floor plans are artist's conceptions and are not intended to show specific detailing. The developer may change home design, material, features, methods of construction and price without prior notice. Golf facilities are privately owned and operated. Details are available upon request. #CBCA17970. Not valid where prohibited. This is not intended to be and does not constitute an offer by Avatar directed to the residents of New York, New Jersey, Ohio, or any state jurisdiction, where prohibited by law, except for Solivita West, which may be offered to New Jersey residents. Solivita West is registered with the New Jersey Real Estate Commission. The complete terms of the offering are contained in a New Jersey Offering Statement available from the Sponsor. Registration does not constitute endorsement of the merits or the value of the project.

