

# Cashel Village

## COASTAL COTTAGE STANDARD FEATURES

### Structural Details

- 4" thick double reinforced concrete monolithic slab.
- First floor steel reinforced masonry
- Engineered floor and roof trusses rated to 150 mph winds.
- All interior walls are built with wood studs placed 16" o.c.
- Reinforced 16" overhang vented vinyl soffits.

### Exterior Details

- Architectural shingle roof with metal accents. Full metal roof optional. Waterproofing roof membrane over 1/2" radiant barrier plywood.
- Aluminum wrap over 2 x 6 fascia.
- Aluminum gutters on front elevation (Per plan).
- Soffit lights on front elevation.
- Textured stucco finish with decorative accents.
- Accent columns at front entry (Per plan).
- Two-tone exterior Porter mildew-resistant paint package.
- Low E vinyl framed windows. Impact rated glass on front elevation, steel storm panels for remainder of windows and sliding glass doors.
- Insulated non-corrosive fiberglass exterior doors with weather seal and adjustable threshold.
- Raised panel cottage style steel garage door with automatic opener, remotes, and keyless entry.
- Concrete paver driveway, lanai, and walkway.
- 4' wide concrete sidewalk per community regulations.
- Generous landscape package with fully sodded home site.
- Common irrigation system fed from common well.
- Vinyl bead board ceiling in entry and lanai.
- 8' high entry door and sliding glass door.

### Interior Finish Details

- 9'4" ceiling heights throughout every room (per plan).
- Textured drywall with knockdown ceilings and orange peel on walls.
- Fully finished garage interior "no exposed block".
- Upgraded Low VOC two-tone interior Porter paint package with high scrub ability and easy touch-ups.
- 5-1/4" baseboards with custom craftsman style casing around windows, doors, and sliding glass doors.
- Decorative doors on bedrooms and hall baths with lever style interior knobs.
- Handcrafted wood window sills with decorative skirt.
- Crown molding in entry area (Per plan).
- Ventilated vinyl closet shelving.
- Smart panel for easy access to future low voltage wiring needs.
- CAT5 for phone and RG6 for TV outlets in living room and all bedrooms. 8 locations included.

### Kitchen Details

- Elegant maple cabinets with 36" uppers, crown molding, easy touch – Dove Tail full extension – Self-close wood cabinets and drawers.
- Granite countertops with beveled edges.
- Oversized ceramic tile flooring.
- GE Stainless Steel appliance package including dishwasher, gas range, and built-in microwave with hood exhaust to the outdoors.
- Abundant recessed ceiling lighting.
- Pendant lighting pre-wire over bar (Per plan).
- Moen Spot Resist Stainless finish faucet with pull-out sprayer.
- Stainless steel under-mounted sink.
- 1/2 HP garbage disposal.

### Bathroom Details

- Raised height maple cabinets.
- Oversized ceramic tile flooring with coordinated wall tile.
- Durock or DenShield behind wall tile in wet areas.
- Moen lever handle faucets in brushed nickel finish.

### Florida Green Building Coalition Details

- Tight construction to minimize leaks and drafts.
- MERV 8 Filter for AC. AC is located in conditioned closet.
- Sealed duct Carrier HVAC system
- Security system pre-wire
- Energy Efficiency:
  - High Efficiency rated 14 SEER HVAC with programmable digital thermostat with electric heat pump.
  - Radiant Barrier 3/4" insulation board on exterior masonry walls.
  - R-30 ceiling insulation over living areas.
  - Radiant barrier coated plywood roof decking.
  - Forty gallon tank natural gas water heater.
  - Insulated exterior doors with weather seal and adjustable thresholds.
  - Energy Star rated appliance package.
  - Low water consumption elongated comfort height toilets.

