

Features

15493 Queen Elizabeth Court

Energy Savings and comfort

High efficiency 14 SEER HVAC System

Trane Condenser and Furnace

Foil Backed R-6 A/C Ducts

Icynene Spray Foam Insulation

Cream Colored Vinyl Tilt-Out Champoin Windows with Low "E" rated Double Pane Glass

Two (2) 50 Gallon High-Efficiency Water Heaters

Exterior Details

Engineered Post Tension Slab

Inland 1 Rated Clipping and Strapping of 2x Framing (Hurricane Straps)

Full OSB Windstorm Sheathing on Exterior Framing

OSB Sheathing on Interior Shear Wall framing

½" Dow R-3 Insulated Sheathing (Covering all OSB Sheathing)

Hardiplank Exterior Trim Materials with 50 year Manufacturer's Limited Warranty

Multiple Exterior Water Faucets

Full Gutters and Underground Drainage

Full Sod Front and Back

Fully Landscaped Front Yard

Covered Front Porch

Large Door Made from Solid Mahogany with Leaded Beveled Glass

Generac Automatic Transfer Switch for Standby Generator

Pre-Wired for Standby Generator

Aerobic Septic System with Extra Large Holding Tanks

Front Porch - Zoned Stereo Speakers (Volume Control I.R. Capable)

Outdoor Patio - Zoned Stereo Speakers (Volume Control I.R. Capable)

Rear Yard - Zoned Stereo Speakers (Volume Control I.R. Capable)

Driveway - Zoned Stereo Speakers (Volume Control I.R. Capable)

Garage - Zoned Stereo Speakers (Volume Control I.R. Capable)

Garage Roof - three (3) 500 Watt Flood Lights for Night Use

Driveway - One (1) 500 Watt Flood Light for Night Use

Pre-Wired Outlets for Exterior Lighting on All Sides of Home

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Exterior Details - Continued

4-Zone Automatic Sprinkler System (Front & Back)
Separate 2" Water Supply Line to Rear of Yard for Ease of Water Access
110 Volt Outlets Located in Soffit Eaves (with interior timers for lighting)
45'x17' Screened Patio with outdoor kitchen in back (with Stained Concrete flooring)
45'x16' Custom Wood deck off back patio
Finished Slab for Future Barn Construction (with plumbing)

Interior Details

Sherwin Williams Washable Paint
Arched Sheetrock Openings and Niches
Rounded Sheetrock Corners
Stained Concrete Finish Throughout First Floor
Colonist Raised Panel Doors
Cat 5E Quad Drops in All Rooms
First Floor - Acid Stained Concrete
Front Attic - Enormous Storage Space with walk-in access and plenty of lighting
All Closet Doors have Automatic Door Jamb Switches
Alarm Monitored Smoked CO2 and Glass Break Detectors
Alarm Sensors on Attic Doors and Garage Overhead Door
Built-In Clothes Hampers in All Bedrooms
Built-In Storage Shelves and Cabinets in Bonus Room and Study
Built-In Toy Chest in Side Bedroom
2" Faux Wood Blinds on all Windows

Laundry Room Details

Stacked LG Washer and Dryer
Gas Connection or 220 Volt Connection for Dryer
Overhead and Floor Based Cabinets for Storage
Hanging Rod for Clothes
Formica Countertop for Folding Area
Ceramic Tile Flooring
Hideaway Wall Mounted Ironing Board

Kitchen Details

Recessed Lighting
Ceiling Fan With Dimmer Light Kit (Low E)
Granite Countertops
Granite Kitchen Island with Room for Bar Stools

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Kitchen Details - Continued

Trash Drawer
Ceramic Tile Backsplash
Ceramic Tile Flooring
42' Custom Cabinets
Under Cabinet Lighting
Hide-away Mixer Stand
Oversized Deep Stainless Steel Sink
Moen Faucet with Vegetable Sprayer (2 settings)
Garbage Disposal (Heavy Duty)
Flat Top Surface GE Electric Range and Stove
Large Capacity GE Microwave Oven
Whisper Quiet GE Dishwasher
Zoned Stereo Speakers (Volume Control I.R. Capable)
Broom Closet with Outlets

Dining Room

Wood Floor
Hanging Chandelier in Dining Room with Dimmer
Decorative Recessed Ceiling with Rope Lighting
Decorative Arched Recessed Walls

Master Bedroom and Bath Details

Ceiling Fan with Dimmer Light Kit (Low E)
T.V. Behind 2-way Mirror in Master Bath
Zoned Stereo Speakers (Manual Volume Control)
6' Cultured Marble Whirlpool Tub with Natural Marble Surround
Custom Extra Large Cultured Marble Shower with Seat
Adjustable and Detachable Handheld Moen Shower Head
Honeywell Programmable Thermostat
Hide-away Wall Mounted Ironing Board
Commercial Grade Floor Safe in Master Closet
Tinted Glass on Windows

Secondary Bath Details

Cultured Marble Shower Surround
Adjustable and Detachable Handheld Moen Shower Heads
Glass Shower Door Enclosures

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Study

Three (3) Work Stations
Internet Pre-Wired to Central Router Located in Mechanical Room
Under Cabinet Lighting
Custom Built-In Cabinets, Bookshelves (adjustable) and desks with drawers

Living Room

Recessed Lighting
Ceiling Fans with Dimmer Light Kits (Low E)
Theater Surround Sound Pre-Wire

Media Room

Ceiling Fans with Dimmer Light Kit (Low E)
Berber Carpet
Theater Surround Sound Pre-Wire
Overhead Projector Pre-Wire
Raised platform for Theater Seating
Multiple Internet and Cable Drops
Honeywell Programmable Thermostat

Control Room

Interior ZUM PEX Quickport Manifold System for Central Water Supply
Honeywell Security & Low Voltage Panels
Durable Faux Vinyl Wood Flooring

Bonus Room (Craft Room)

Ceiling Fan with Dimmer Light Kit (Low E)
Built-In Cabinets and Shelving
Durable Faux Vinyl Wood Flooring

Garage Details

Folding Staircase for additional Attic Access
Phone, Cable and Internet Connections
Extra 110 Volt Outlets
Oversized Garage Overhead Door
Garage Door Opener with two (2) Remotes

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Outdoor Exterior Details

Amazing 45' x 17' Covered & Screened in Back Patio
Stained Concrete for Durability
Four (4) Exterior Rated Ceiling Fans
Outdoor Kitchen with Natural Gas Connections
Outdoor Wood Burning Fireplace
Cable Drops in (3) locations for Flat Screen TV's
Double Bowl Stainless Steel Sink
Refrigerator Ice Maker Connections
Outdoor Cabinetry and Bar Top Counters for Cooking and Entertaining
Zoned Stereo Speakers (Volume Control I.R. Capable)
Rear Porch - (4) 150 Watt Flood Lights for Night Use
Fabulous 45'x17' Custom Wood Patio/Deck with Railing
Fence - Completely Enclosed Rear Yard
Fence - (2) 5 Foot Gates with Automatic closing Devices
Fence - 25 Foot Gate for Rear Yard Vehicle Access
Brick Columns - Lighting Wired for Night Use (with timers)
Rear Fence - (4) 500 Watt Flood Lights for Night Use