

FEATURES

ESTATE HOME LUXURY FEATURES

UNIQUE HOMESITE FEATURES:

- Largest homesites in Arden
- 80' x 130' and larger
- Adjacent to Arden clubhouse
- Lakefront homesites 80' x 220'
 - Expansive water views
 - Private dock availability

KITCHEN FEATURES:

- A wide selection of Kitchen cabinets featuring 42" upper cabinets with crown molding
- Luxurious granite and quartz countertops in a variety of colors and edges
- Full tile backsplash
- Large breakfast/entertaining island
- Quality undermount stainless steel sink
- Stainless steel Danze pull out sprayer faucet
- 1/2 HP Insinkerator disposal

APPLIANCES:

- Whirlpool top load washer and gas dryer
- Exhaust hood above gas cooktop vented to exterior of home
- KitchenAid Stainless Steel Appliances:
 - Counter depth French door refrigerator
 - Wall oven/microwave convection combination
 - 6-cycle dishwasher

LUXURY MASTER BATHROOM FEATURES:

- Kohler undermount sinks
- Kohler comfort height commode
- Raised height vanities
- Granite or quartz countertops
- Granite or quartz backsplashes
- Decorative handles for vanities
- Kohler chrome 8" spread decorative fixture package
- Designer drop in soaker tub per model
- Shower niche
- Shower seat per model
- Frameless shower enclosure
- Shower tile to ceiling
- Large porcelain tile for floor, shower areas, and tub surround

POWDER ROOM:

- Decorative Danze single lever faucet
- Kohler comfort height commode
- Undermount Kohler sink
- Granite or quartz countertops
- Granite or quartz backsplashes

SECONDARY BATHROOMS:

- Decorative Danze single lever faucet
- Undermount sink
- Shower niche
- Granite or quartz countertops
- Granite or quartz backsplashes

HOME COMFORT & ENERGY EFFICIENCY:

- R30 insulation
- Tankless gas hot water heater
- Low E impact resistant windows and sliding glass doors in white frames
- Two or three Carrier energy efficient air conditioners per model -16 seer units
- Programmable advanced thermostats
- LED lights in recessed high hats
- Weather sensing irrigation systems

INTERIOR APPOINTMENTS:

- Porcelain, ceramic or plank tile flooring in foyer, great room, kitchen, dining room, powder room, laundry room as per model
- 5 1/4" baseboards and 3 1/2" casing around doors
- Master Bedroom tray ceiling as per model
- Marble window sills
- Orange peel walls and knockdown texture ceiling
- Select one of available paint packages – one color throughout
- Premium carpet for all bedrooms, loft, flex room, study and staircase
- Staircase with handcrafted stain grade handrail and painted balusters
- Laundry room cabinet package of upper and lower cabinets with laundry sink
- Granite or quartz countertops
- Granite or quartz backsplashes in laundry room
- Interior Kwikset chrome door levers
- Gyp-Crete underlayment flooring on the second floor
- Master Bedroom closets include wood ventilated shelving
- Master bedroom linen closet includes wood ventilated shelving

SECURITY AND SAFETY FEATURES:

- In-home alarm system with contacts on all operable windows and doors, system includes 2 keypads in predetermined locations
- Smoke and carbon monoxide detectors connected to alarm system
- Ring Pro Video Doorbell

EXTERIOR FEATURES:

- Architecturally designed exterior elevations available per model
- Aluminum impact-resistant Low-E windows and sliding glass doors with white frames
- Concrete roof tile
- Decorative paver covered lanai, driveway, walkway and covered front porch
- Block construction for one and two story homes
- Automatic garage doors with remote openers as per model
- Designer coach lights located as per model
- Sodded homesites with professionally designed landscape packages
- Rain gutters

ELECTRICAL SPECIFICATIONS:

- Recessed LED lighting package
- Ceiling fan outlets in all bedrooms, study, loft, great room and covered lanai
- White Decora light switches and outlets
- Weatherproof GFI outlet at back covered lanai, garage and covered porch
- 200 AMP service
- RG6 cable TV outlet in great room, bedrooms, study and flex room
- CAT 5 phone and data ready
- LED fluorescent lights in garage, laundry room and walk-in closets

AVAILABLE OPTIONS:

- Summer kitchen
- Swimming pool and spa
- Generator ready

**All choices to be made from Builder's Design Center Selections*

***Kenco reserves the right to make changes to these specifications and features without prior notice*

MODEL HOME SHOWCASES OPTIONS, UPGRADES AND DESIGNER FEATURES.

KENCO COMMUNITIES REALTY SALES ASSOCIATES ARE AVAILABLE TO PROVIDE MORE INFORMATION ON THE DETAILS OF THE FEATURES INCLUDED WITH OUR HOMES, AS WELL AS THE OPTIONS DISPLAYED IN THIS MODEL HOME.