

# FEATURES

## ESTATE HOME LUXURY FEATURES

### UNIQUE HOMESITE FEATURES:

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

### 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 glass 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 with a selection of edges
- Granite or quartz backsplashes
- Decorative handles for vanities
- Kohler chrome 8" spread decorative fixture package
- Designer drop in soaker tub per model
- 12"x12" 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 sink
- Granite or quartz countertops with a selection of edges
- Granite or quartz backsplashes

### SECONDARY BATHROOMS:

- Decorative Danze single lever faucet
- Undermount sink
- Granite or quartz countertops with a selection of edges
- 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 four 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 with a selection of edges and 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 at garages and front entry
- 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.

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