

Park Shore Townhomes

Outstanding Features

Exterior Features

- ◆ Well-appointed Coastal elevations with private courtyards and metal roof highlights (per plan)
- ◆ Privacy walls and covered walkways in courtyard
- ◆ Masonry-Concrete block construction (first floor)
- ◆ Full Perimeter 6" gutter system with downspout
- ◆ **Kwikset®** front door handle set with privacy deadbolts on all exterior doors including sliding glass door
- ◆ Raised panel insulated (2) car garage doors 16' wide and 8' high with automatic opener (2) remotes
- ◆ Architectural roof shingles by **Tamko® Heritage Premium** (50-year Limited Warranty)
- ◆ Divided light windows (per plan)
- ◆ **Ring Video Doorbell** with motion-activated camera, two-way audio and HD Video
- ◆ Travertine pavers in courtyard
- ◆ 8' (3 panel) sliding glass doors
- ◆ **Taexx®** In-wall pest defense system
- ◆ Above slab Borate Pest Treatment
- ◆ **Tyvek®** Home Wrap by **Dupont**
- ◆ Covered entry and Lanais (per plan)
- ◆ **PlastPro®** 8' doors Entry fiberglass
- ◆ Exterior all weather electrical outlets (per plan)
- ◆ Dirt and Mildew Resistant **Sherwin Williams** Paint
- ◆ Professionally designed Florida friendly landscaping
- ◆ Exterior Hose bibs (per plan)
- ◆ Decorative LED coach lights (per plan)

Interior Features

- ◆ Plynth blocks on all door openings with an 8" header consisting of screen mold, 6" header and 2" shelf
- ◆ 8' solid core **Masonite®** doors on first and second floor
- ◆ Ceiling fan prewires in family room and all bedrooms
- ◆ **Mohawk®** stain resistant **Soft Touch** textured premium nylon over ½" upgraded rebond cushion
- ◆ Washer and Dryer Hook-ups
- ◆ Convenient Interior Laundry room
- ◆ Framed windows and sills except in wet areas
- ◆ Upgraded (level 4) smooth finish on ceilings and walls
- ◆ **Beam** Central Vacuum with (4) outlets including undercabinet Automatic Dust Pan in kitchen and Garage Care kit
- ◆ 10' ceilings on 1st floor and 9' ceilings on 2nd floor
- ◆ Adjustable Melamine shelving in all closets
- ◆ **Kwikset® Hardware**
- ◆ Zero VOC **Sherwin Williams®** Paint for healthy air
- ◆ **Sherwin Williams® Paint Shield®** Microbicidal paint in kitchen and all bathrooms

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Osprey Custom Homes, Inc. (407) 523-2323

Outstanding Features

Technology

- ◆ **Progress Lighting**, light fixture package (per plan) in recessed LED Lighting
- ◆ (5) Multi Media Outlets (CAT5 + RG6)
- ◆ Wireless Access Point Prewire
- ◆ WirePath One Premium Structured wiring Enclosure (per plan)
- ◆ 5.1 Channel Surround Sound Prewire in Greatroom
- ◆ **Lutron® Caseta Wireless Smart Bridge PRO** Lighting Package
- ◆ PreWire for (2) Zones of Distributed Audio
- ◆ (2) Security Camera Prewires
- ◆ Qolsys Alarm System including All-in-One 7" Color Touchscreen and (2) Wireless 4-button Key Fobs
- ◆ (2) Shade Prewires

Gourmet Kitchen

- ◆ Stainless steel 50/50 undermount sink with **Badger 5** (½ HP) Disposal
- ◆ American Made **Executive** cabinetry, painted white maple with full overlay soft close doors and drawers (layout per plan)
- ◆ **Quartz** countertops with backsplash
- ◆ Porcelain tile flooring (per plan)
- ◆ Recessed LED lighting (per plan)
- ◆ Closet pantry with adjustable melamine shelves
- ◆ **Samsung®** 36" French Door Refrigerator (stainless steel), external ice & water dispenser, auto pullout freezer drawer, LED lighting, **Energy Star Rated**
- ◆ **Samsung®** Convection oven (stainless steel), 5 heating elements, steam-clean & self-clean, self-cleaning electric smooth-top range
- ◆ **Samsung®** multi-cycle dishwasher- (stainless steel interior & exterior), quiet operation, **Energy Star Rated**
- ◆ **Samsung®** (stainless steel), built-in above range convection microwave, vented to the exterior, steam clean
- ◆ Pre-Plumbed icemaker waterline
- ◆ **Sherwin Williams® Paint Shield®** Microbicidal paint

Master Suite

- ◆ Spacious walk-in closets with adjustable Melamine shelving
- ◆ Linen closet per plan
- ◆ **Kohler®** Elongated commodes (in all baths)
- ◆ Double under mount sink vanities with Quartz tops
- ◆ Chrome **Pfister™** Designer faucets
- ◆ Full Width Vanity Mirror

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Construction Highlights

- ◆ Air infiltration polysealant around all openings including all exterior windows and doors to prevent air infiltration and moisture penetration
- ◆ Energy efficient R-38 ceiling insulation R-15 frame wall insulation and R-4.1 insulation on concrete exterior walls.
- ◆ R-8 Core Fill Foam insulation at Perimeter block and concrete separation walls for excellent Thermal and Acoustic Properties
- ◆ **Sherwin Williams** A-100 Acrylic Paint
- ◆ **2-10 Home Buyers Warranty®** Includes:
 - 1 Year Workmanship Warranty
 - 2 Year Systems Warranty
 - 10 Year Structural
- ◆ **Andersen® 2900** Double pane vinyl windows including Low E with Argon, tilt sash
- ◆ **Carrier** 15 SEER Variable Speed HVAC system with **Carrier COR WIFI®** thermostats and humidity control for increased comfort and 10-year manufacturer warranty and 1-year labor
- ◆ **AO Smith®**, 50 Gallon Electric hot water heater including CPVC plumbing System
- ◆ **Broan®** 80 cfm, Energy Star, 1.5 Sone bath exhaust fans
- ◆ Energy Efficient, LED Disc lighting (per plan)
- ◆ **Sherwin Williams® Paint Shield®** Microbicial paint kills 99.9% of bacteria, including Staph and E. Coli within two hours.

FGBC: Florida Green Building Coalition

Building a **FGBC** certified green home reduces the burden on the environment and adds value to your home. Osprey Custom Homes uses independent third-party experts to review your home's construction so that you can be assured your Park Shore town home will perform as expected in several critical areas such as:

- ◆ **Energy Performance:** Exceeding code requirements and reducing energy costs.
- ◆ **Water conservation:** Reducing water usage both inside and outside the home.
- ◆ **Site Conditions:** Minimal site disturbance and utilization of native plants.
- ◆ **Healthier Home:** Use of products and materials to create a healthier interior environment.
- ◆ **Materials:** Use of locally produced, resource-efficient materials and recycled content.
- ◆ **Disaster Mitigation:** The ability to withstand natural disaster and pests such as termites.