

INCLUDED FEATURES

Single- Family Homes Phase 2



COMMUNITY FEATURES

- 12,000 sq.ft. clubhouse with resort-style swimming pools, spa, and fitness center
- Full-time activities director
- 24-hour gated community
- Other amenities include tennis courts, pickleball court bocce ball courts and biking paths
- Elegantly landscaped entrance and lighted walkways

GRAND EXTERIOR

- Zoysia sod lawns with irrigation
- Pavers on driveway, entry and lanai
- 2,500 psi steel-reinforced concrete foundations
- Steel-reinforced, concrete poured cells at masonry perimeter walls (per plan)
- Concrete block construction on first floor only
- Decorative cementitious finish
- Elegant shutters (per elevation)
- Ultimate exterior 7 mil. paint system
- Steel garage door with recessed panels
- Two (2) conveniently located exterior hose bibs

LUXURIOUS INTERIORS

- 10' main floor ceilings
- Ventilated shelving in closets and laundry room
- Knockdown finished ceilings
- Orange peel textured interior walls
- Mohawk® stain release carpet with 5.5# rebond cushion in bedrooms, office and closets
- Choice of 2 panel or 6 panel interior doors
- Decorative colonial 3¼ inch baseboards
- Alarm system
- 18" tile in wet areas

DESIGNER KITCHEN

- Designer 42" wood cabinets
- Granite kitchen countertops
- Stainless steel undermount sink with Moen® Chateau faucet and veggie spray
- PEX supply lines
- GE® appliances:
 - Self-cleaning stainless steel gas range
 - Over-the-range microwave
 - Dishwasher - energy efficient
- 1/2 HP garbage disposal - counter top switch

SUMPTUOUS BATHS

- Wood cabinets in all full baths - adult height
- Granite countertops in all full baths
- Comfort height commodes
- 42 inch high and full-width mirrors over vanities with decorative vanity lighting fixtures
- Choice of bone or white ceramic wall tile on surrounding shower wall areas in owner's bath
- Glass enclosure in owner's bath
- Sterling® Windham™ elongated commodes in all baths

INCLUDED FEATURES

Single- Family Homes Phase 2



ENERGY EFFICIENT ADVANTAGES

- Each home is HERS Certified by an independent third party home energy rater including blower door testing at finish stage
- Professionally landscaped home sites using Florida friendly plants
- High efficiency 15 seer A/C system with energy saving heat pump includes 10-year limited manufacturer's warranty with owner's registration
- Low E double pane windows with white vinyl window frames sealed and insulated AC/Heat ductwork throughout
- Moen® Chateau chrome faucet bathroom fixtures
- Borate wood treatment and slab pre-treatment for superior termite protection
- Architectural fiberglass roofing with limited lifetime warranty
- Professionally engineered building system that meets Florida code for wind protection
- R-30 insulation in the attic
- R-4.2 block wall foil insulation
- Programmable thermostat
- Continuous vented aluminum soffits and fascia (per elevation)

- Energy-efficient vents for attic ventilation
- Energy-saving insulated fiberglass front entry door by Masonite with Kwikset® dead bolt

ELECTRICAL FEATURES

- Choice of category 5 telephone or RG-6 quad-shield coax cable at four (4) location
- Integrated smoke and CO2 detectors with battery backups
- Two (2) weather-proof GFCI exterior electrical outlets
- OnQ® structured wired panel with electrical outlet and 150 amp service
- Ceiling fan pre-wires
 - Family room/Great room
 - Owner's suite
 - All bedrooms
 - Covered lanai
- Garage door opener with two remotes
- Recessed canned lighting in kitchen, stairwells and entry (per plan), halls, owner's shower and toilet, 2nd bath over tub, led bulbs
- Rocker light switches
- Gas tankless water heater

QUALITY CONSTRUCTION

- 3 scheduled personal appointments with your Community Construction Manager
- Personal consultation with our Design Coordinator in our Design Gallery
- Insured protection with our 10 year homebuyers limited warranty

All features and options listed here are subject to availability and may change without notice.

The developer of K. Hovnanian's® Four Seasons at Orlando is K. Hovnanian at Mystic Dunes, LLC. CBC1261459 2/6/19