



BLACK BEAR RIDGE



STANDARD FEATURES

ARCHITECTURE & ENGINEERING

- ◆ Authentic & professionally designed floor plans
- ◆ Distinctive front elevations
- ◆ Gracious outdoor living space under covered, screened lanai
- ◆ CBS Construction all 1st floor exterior walls
- ◆ Engineered monolithic foundation and slab
- ◆ Textured stucco exterior walls and ceilings
- ◆ Choice of color thru tile roof in barrel profile
- ◆ Choice of 3 exterior colors body, trim & accent
- ◆ Fascia – white aluminum soffit and fascia
- ◆ Site preparation and lot fill
- ◆ Interlocking pavers drive, walks, lanai
- ◆ Floratam sod with irrigation system
- ◆ Complete Landscape package including plantings
- ◆ Tyvek® or equal house wrap on wood framed exterior walls
- ◆ 8' garage doors w/ openers and keyless entry
- ◆ 4 ply ½" Plywood roof sheathing

TECHNOLOGY & ENERGY

- ◆ Florida Power & Light Buildsmart™ certified homes
- ◆ Green Building Techniques
- ◆ 15 SEER Carrier high efficient A/C with variable speed air handler. (14.5 SEER on 5-ton unit)
- ◆ Digital programmable thermostats
- ◆ Pest defense "Tubes in Wall and slab" pest control System with Termite bait system
- ◆ R-30 ceiling insulation
- ◆ R-4.1 block wall / R-11 insulation in wall at garage
- ◆ 50-gallon quick recovery water heater
- ◆ (6) Digital ready phones and CATV (CAT5e & RG6)
- ◆ Technology interface and 28" distribution panel
- ◆ Security system with 2 key pads
- ◆ Front door chime
- ◆ 200 AMP electrical /All copper wiring (per plan)
- ◆ 3 exterior GFI electrical outlets
- ◆ 3 hose bibbs
- ◆ Ceiling fan pre-wire outlets per plan with switch
- ◆ Finished garage/Epoxy stained garage floor
- ◆ PGT-Alum. single hung windows w/ factory tinted glass
- ◆ Storm panels for all windows, sliders and doors

SERVICES AND WARRANTIES

- ◆ DeAngelis Diamond Design Center
- ◆ Permit and impact fees
- ◆ 5-year exterior paint coating warranty
- ◆ Bonded Builder Warranty with 10 year structural and 2 year limited Builder Warranty
- ◆ 2-year roof warranty
- ◆ 24-hour, 7-days-a-week emergency hotline

UTILITY ROOM

- ◆ Large capacity Whirlpool® washer and dryer
- ◆ Mustee Laundry tub

INTERIOR DETAILING

- ◆ Tile flooring in foyer, kitchen, breakfast nook, bathrooms, Utility room (per plan) in choice of designer selections
- ◆ Quality carpet w/ six-pound padding living, dining, Leisure/Great, bedrooms, guest suites, closets, halls (per plan) choice of designer colors and textures
- ◆ Minimum 9'-4" and up to 13' ceiling heights (per plan)
- ◆ 3 ¼" door casing and 5 ¼" baseboards
- ◆ 8' tall masonite interior doors
- ◆ 8' tall sliding glass doors (per plan)
- ◆ Decorative niches and arched openings (per plan)
- ◆ White LG windowsills with decorative edge
- ◆ Color Wheel interior/exterior paint system
- ◆ Textured drywall finish on walls & ceilings, smooth wall finish in kitchen & baths
- ◆ Schlage "Accent" series lever style door hardware
- ◆ White Décora style switches
- ◆ Recessed lighting (per plan)

MAGNIFICENT KITCHENS

- ◆ Upgraded wood stained cabinetry
- ◆ Granite countertops with 4" backsplash & 18" breakfast bar
- ◆ 36" upper wall cabinets
- ◆ Kohler Double bowl stainless steel under mount sink
- ◆ Delta kitchen faucet
- ◆ Solid wood shelving in pantry
- ◆ Recessed lights per plan
- ◆ Vented Microwave Exhaust hood, vented to exterior
- ◆ Gourmet Whirlpool® Appliance Package: Smooth glass cook top/range, dishwasher and microwave 25-cubic-foot refrigerator with ice and water in door

LUXURIOUS MASTER SUITES

- ◆ Walk-in closets with ventilated wood shelving
- ◆ Upgraded wood stained cabinetry in bath
- ◆ Corian® countertops
- ◆ Kohler under mount sinks with Delta designer faucets
- ◆ Kohler garden-style soaking tub with deck mount faucet
- ◆ Kohler elongated water closets
- ◆ Oversized tiled shower/glass door and enclosure (per plan)
- ◆ Full width vanity mirror

GUEST AND SECONDARY SUITES

- ◆ Oversized closets (per plan)
- ◆ Digital ready phone and CATV hook-up
- ◆ Vinyl coated shelving in all closets
- ◆ Raised panel cabinetry in white finish
- ◆ Corian® countertops
- ◆ Kohler Drop-in sinks white with Delta faucets
- ◆ Full width vanity mirror
- ◆ Tile in showers to ceiling
- ◆ Tile flooring in a choice of designer selections and sizes
- ◆ Denshield wall board in wet areas

DeAngelis Diamond Homes Standard Features are subject to change without notice. DeAngelis Diamond Homes reserves the right to substitute materials of equal or greater quality as necessary