

LA PALOMA

SAME GREAT COMMUNITY! MORE GREAT FEATURES & SPECIFICATIONS!

INTERIOR FEATURES

10'0" CEILINGS THROUGHOUT ENTIRE LIVING AREA
HIGH STYLE ROUNDED CORNERS IN LIVING AREAS
PAINTED SPANISH LACE CEILING
"ORANGE PEEL" TEXTURED INTERIOR WALLS
PORTER PAINTS INTERIOR PAINT
TWO-TONE PAINT DESIGN CHOICE: ONE COLOR WALLS AND CEILING, ONE COLOR TRIM AND DOORS

ALUMINUM FRAME WINDOWS
MARBLE WINDOW SILLS
WOOD STUDS - 16" OC
FREE SLIDE VINYL COVERED VENTILATED SHELVING
COAT CLOSET AND 2 LINEN CLOSETS
16" X 16" CERAMIC FLOOR TILE IN FOYER
DRAPERY SUPPORT AROUND ALL WINDOWS AND DOORS
SHAW / MOHAWK CARPET WITH 6 LB PADDING
6-PANEL COLONIST INTERIOR PRE-HUNG DOORS
DELUXE MASTER BEDROOM SUITE
FIBERGLASS LAUNDRY TUB IN UTILITY ROOM
HIS AND HERS WALK-IN CLOSETS
OVERHEAD STORAGE CLOSETS IN 1 BEDROOM
BRIGHT BRASS "LIDO" STYLE LEVERS FOR INTERIOR DOOR HARDWARE

GOURMET KITCHEN

DESIGNER WOOD CABINETS WITH CROWN MOLDING
42" UPPER CABINETS AND SPONGE TRAYS AT SINK
3/4" LEVEL 1 GRANITE COUNTERTOPS
KOHLER WHITE CAST IRON SINK OR STAINLESS STEEL
DELTA PULLOUT COMBINATION FAUCET WITH SPRAY HOSE
PANTRY CLOSET WITH VENTILATED SHELVING (PER PLAN)
16" X 16" CERAMIC TILE FLOOR
GE WHITE ON WHITE APPLIANCE PACKAGE, INCLUDING:
BUILT-IN MICROWAVE OVEN WITH CAROUSEL
5 CYCLE POT-SCRUBBER DISHWASHER
CERAMIC COOK TOP STOVE AND SELF CLEANING OVEN
1/2 HORSEPOWER GARBAGE DISPOSAL

LUXURY BATHROOM

ENCLOSED COMMODE IN MASTER BATH
DELTA CHROME DECORATIVE SPREAD SET FAUCETS IN MASTER BATH
DELTA SINGLE LEVER FAUCET IN ALL OTHER BATHS
CERAMIC TILE FLOORS IN ALL BATHS
CULTURED MARBLE COUNTERTOPS IN MASTER AND BATH #2 WITH INTEGRATED SINKS
50 CFM EXHAUST FAN IN ALL BATHS
CHINA ELONGATED COMMODES IN ALL BATHS

BEVELED EDGE MEDICINE CABINETS
CERAMIC TILE BASE BOARDS
ELEVATED VANITY IN MASTER BATH
GARDEN TUB WITH SEPARATE SHOWER IN MASTER BATH
DECORATIVE CHROME/GOLD TOWEL BARS
SHOWER

NO FLOOD INSURANCE REQUIRED
TOTAL COMMUNITY DUES ONLY \$393.00 PER YEAR

EXTERIOR FEATURES

50-YEAR ARCHITECTURAL DIMENSIONAL SHINGLES
THERMA TRU FIBERGLASS EXTERIOR DOORS
DEADBOLT LOCKS ON ALL EXTERIOR DOORS
PORTER PAINTS EXTERIOR PAINT
TWO-TONE PAINT DESIGN CHOICE: ONE COLOR BODY OF HOME, ONE COLOR TRIM
WHITE ALUMINUM SCREENED LANAI UNDER TRUSS ROOF
IN-GROUND AUTOMATIC SPRINKLER SYSTEM
RAIN DETECTOR FOR SPRINKLER SYSTEM
FULLY SODDED YARD WITH ST. AUGUSTINE GRASS
FULL DECORATIVE LANDSCAPE PACKAGE
ALL CONCRETE BLOCK CONSTRUCTION
3000 PSI MONOLITHIC FOUNDATION
3 HOSE BIBS

VAPOR BARRIER BENEATH CONCRETE FLOOR
TERMITE TREATED FOUNDATION
COUNTY SEWER AND WATER SERVICE
UNDERGROUND SUBDIVISION UTILITIES
BONDED BUILDERS 10-YEAR STRUCTURAL WARRANTY

ENERGY SAVING FEATURES

R-30 CEILING INSULATION
DIGITAL THERMOSTAT
50 GALLON HOT WATER HEATER
14 SEER AIR CONDITIONER (SIZED TO PLAN)
HEAT PUMP
AIR HANDLER RECESSED IN GARAGE CEILING
A-FOIL SIDE WALL INSULATION
R-11 FRAME WALL INSULATION
ALUMINUM SOFFIT AND FASCIA
LOW - E WINDOWS

ELECTRICAL FEATURES

3 EXTERIOR WEATHER PROOF ELECTRICAL OUTLETS
ARC FAULT/TAMPER PROOF OUTLETS (PER CODE)
PHONE OUTLETS IN 3 PRE-DETERMINED LOCATIONS
SECURITY SYSTEM WITH ONE KEY PAD
CABLE OUTLETS IN 3 PRE-DETERMINED LOCATIONS
200 AMP ELECTRICAL SERVICE
ROCKER ELECTRICAL SWITCHES
SMOKE/CARBON MONOXIDE DETECTORS (PER CODE)
THOMAS LIGHTING FIXTURES PACKAGE
PRE-WIRED FAN OUTLET IN ALL BEDROOMS
PRE-WIRED FAN OUTLET IN FAMILY ROOM

GARAGE FEATURES

PULL DOWN STAIRWAY IN GARAGE
MINIMUM 21' DEEP
ELECTRIC GARAGE DOOR OPENER WITH TWO CONTROLLERS

OTHER FEATURES * SPECIFICATIONS SUBJECT TO CHANGE*

MINIMUM HOME SITE IS 85' X 125'
NOT A CDD COMMUNITY

MILLER FLORIDA HOMES INC.

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