

# You won't believe what Dave Brewer considers "Standard".

## ARCHITECTURAL DESIGN

- Compare our Total Under Roof Square Footage as well as the Living Area
- 14' Ceilings in Foyer, Living Dining & Library
- 12' Ceilings at Master & Informal Rooms
- 10' Ceilings in Secondary Bedrooms and Garages
- 8/12 Pitch Roofs
- Five Architectural Ceilings
- Ten Architectural Walls
- Extra Large Rear Porches
- Oversized Garage Depths

## DOORS & WINDOWS

- 8' Tall Tuscan Garage Doors
- Most Breakfast and Living Rooms have Panoramic 8' Tall Mitered Glass Windows
- Top of the Line Tilt-Out Aluminum Windows
- Tinted Window and Door Glass
- Custom Wood Windows at Library and Formal Dining
- Front Entry Door Allowance
- Solid Fiberglass Exterior French Doors with PVC Jambs
- Transom Windows above all Exterior Doors & Windows (except 10' areas)
- Solid Core 8' Tall Interior Doors

## PLUMBING

- Kohler Fixtures
- Kohler Faucets
- Therapeutic Kohler Whirlpool Master Bath Tub
- Minimum of (2) Water Heaters
- Minimum of (4) Hose Bibbs plus at least (1) on Rear Porch and (1) on each Balcony (if any)
- Poolside Showerhead/Valve
- (2) Showerheads in Master
- Separate Irrigation Meter

## ELECTRICAL

- Dave Brewer has been ranked 3<sup>rd</sup> in the Nation by TecHome Builder Magazine for the Technology included as Standard in our Homes
- Programmable, Automatic Changeover Thermostats
- Generous Lighting Allowance

- Security Systems include a minimum of (3) Keypads, (2) Gas Detectors and Motion Detector
- Structured Wiring System Allowance with all TV, Phone, Fax and Computer Cables Home Run to a Central Panel for Easy Configuring plus Pre-Wired for Surround Sound System and (5) Stereo Speaker Areas
- Brass Floor Outlets in Family & Living Rooms
- Paddle Fan Allowance
- Generous Appliance Allowance based on Top of the Line Stainless Steel and includes Refrigerator, Grille and Remote Blower Hoods

## CABINETRY & TOPS

- Wet Bar at Game Room
- Butler's Pantry between Kitchen and Formal Dining Room
- Slab Granite Tops at Kitchen, Island, Breakfast Bar, Butler's Pantry, Wet Bar, Café, Laundry, Master Bath & All Secondary Baths
- Tiled Kitchen Backsplashes
- Under Cabinet Kitchen Lighting with Valence
- Allowance for Custom Built-In Entertainment Center Cabinetry
- Allowance for Custom Built-In Library Cabinetry
- Closet Systems at each Master Walk-In-Closet

## THE GREAT OUTDOORS

- Covered Poolside Outdoor Resort with Stainless Steel Fireplace, Cast Stone Surrounds, Cast Stone Columns, Tuscan Arches, Café, and plenty of room for comfortable furnishings, tables, chairs, and TV.
- Olde World Stucco Finish
- Deep Profile Faux Stone Window and Door Banding on all Four Elevations
- Window and Door Banding at all Four Elevations
- Frieze Molding on Front, Sides and Rear Elevations
- Sand Finish Stucco Entry and Porch Ceilings versus Drywall
- Generous Pool & Spa Allowance

- Allowance Included for Clearing & Fill of Your Home Site
- Paver Drives and Entry Walk
- Entry Walks 6' Wide Minimum
- Turn Arounds, Back Out & Additional Parking with every Driveway

## DECORATOR ITEMS

- The Finest Interior Decorating Assistance and Interior Architectural Drawings available in Central Florida is included, Your Home can easily look like our Model at little or no additional cost.
- You get to buy all Allowance Items at our Builder Cost
- Generous Carpet Allowance
- Designer Wallpaper all Baths
- Accent Colors at Kitchen, Minimum of (5) Architectural Ceilings and Minimum of (10) Architectural Wall Features
- Round Drywall Corner Bead
- Cast Stone Fireplace Mantel, Surround and Hearth
- Tile as shown in Model is standard, including Entry Tile, Decorative Accent Tile and Shampoo Niches, No Surprises!
- (2) Piece Crown Moldings throughout the Home except for (1) Piece Crown Molding in Secondary Bedrooms and Baths
- 7 1/4" Tall Base Boards

## MORE GREAT FEATURES

- See-Thru or larger than normal Fireplace
- Sentricon Termite System with Monitoring for One Year plus Tubes-In-The-Walls, Tubes-Under-The-Slab and Bora-Care
- Sound Insulation at all Interior Walls
- 8' Tall Shower Enclosures
- Minimum of 200 SF of Floored Attic Storage above Garage or Florida Basement
- Dust Free Two Coat Epoxy Garage Floors
- Pegboard Paneling in Garage
- Wood Shelving Throughout
- Radiant Barrier at Living Area, Garage, and Porch
- Foam in all Home Block Walls