

## *Image "Home" Builders Luxury Standard Features*

### **Exceptional Interior Finishes**

- Selection of travertine or porcelain tile in foyer, First floor, Hallways, Dining Room, Family Room, Kitchen, Powder Bath
- Sound package with 7 speakers
- Granite vanity tops with china undermount sinks
- Sentricon termite colony elimination system
- Security system wired to all operable doors and windows with Two motion detectors and two keypads
- Phone pre-wired and TV pre-wired using a combination of CAT-5 And RG-6 wiring run to a central location
- Custom knotty alder entry door with speak easy
- All tubs and showers installed over cement backer board
- Selection of tile for all secondary bath floors and walls
- Moen Brantford faucets for all secondary bath - Oil Rubbed Bronze or Brushed Nickel finish
- Solid core 8ft interior doors upstairs and downstairs
- Designer ceiling fans in bedrooms, family room and porches
- Designer texture on all walls and ceilings
- Kwikset interior locksets in a variety of styles
- Wood treads and tile risers on staircases with iron rail
- Selection of carpeting for bedrooms and game rooms
- Wood cabinetry in all secondary baths
- Rounded corner bead
- Wide Profile Baseboards
- Finished closet system in all bedrooms
- Granite countertop in laundry room with undermount sink
- Custom blended paints
- Two coat finish on all interior doors, base and casing
- Decorative framed mirrors in all secondary baths
- PGT Aluminum Bronze Windows
- PGT Casement Windows on Front Elevation
- Gas fireplace per plan
- Custom Built-Ins per plan
- Professional interior design assistance to coordinate all Interior and exterior color selections and assist with tub and shower tile design
- Selection of decorative accents for each tub/shower

### **Gourmet Kitchens**

- Viking Appliance package including:  
Stainless Steel built-in 30" microwave  
Designer D3 - 30" Convection Oven  
Designer D3 - 24" Dishwasher  
36" Designer French Door Refrigerator  
36" Sealed burner gas cooktop
- Kitchen Hood Vent per plan - stainless or custom
- Granite countertops with assorted edge selection
- 30" - 36" undermount stainless steel sink - 50/50
- Garbage disposal ½ hp
- Maple Cabinetry with selection of hardware
- 42" Upper Cabinets with crown molding
- Selection of tile for kitchen backsplash
- Undercabinet lighting per plan
- Single hole Moen Brantford kitchen faucet in Oil Rubbed Bronze or Brushed Nickel finish
- Selection of cabinet door styles

### **MASTER BATHROOM SUITE**

- Granite vanity tops with assorted edge selection
- Moen Brantford roman tub faucet and lavatory faucets in Oil Rubbed Bronze or Satin Nickel
- Jetted designer tub (sized per plan)
- Tile flooring, tub deck and shower walls
- Vanity length mirrors
- Designer lighting
- Recessed shower niche in master shower
- White Plumbing Fixtures
- Sit down make up area (per plan)

### **CUSTOM POOL/SPA PACKAGE**

- 14 x 28 Pool
- Travertine paver deck, 1200SF Allowance
- Aluminum fence with two gates
- Window & Door Alarms or Child Safety Fence
- 6 x 6 spa with natural gas heater
- Assorted selection of interior pool tile
- Assorted selection of interior pool finishes

## EXCEPTIONAL EXTERIOR FINISHES

- Concrete Barcelona Style or Flat Style Tile roof over
- Stunning designer landscape package
- Old World or Sand Finish exterior wall cementitious finish
- Rustic cypress window headers (per plan)
- Real stone on "Tuscan" elevations (per plan)
- Weather proof outlets (locations per plan)
- Decorative gable vents (per plan)
- Luxurious summer kitchen equipped with 30" AOG Natural gas grill, hood vent, cypress door cabinetry with granite countertop
- Recessed ceiling lighting on entry and lanai
- Raised panel hurricane resistant garage doors with openers

## ENERGY SAVING FEATURES

- Tankless natural gas water heater
- R-19 spray foam insulation on roof
- R-13 kraft exterior framed walls
- Polyseal around windows & doors
- Natural gas cooktop
- Carrier 14 SEER Heat Pump
- Rain sensor on irrigation controls
- Fi-Foil on exterior concrete masonry walls
- Spray foam insulation @ separation kneewalls

## IMAGE BUILDERS SIGNATURE FEATURES

- Cypress wood tongue & groove ceilings on exterior lanai, balcony and entry
- Corbel or arched entrances throughout all living areas
- Tray ceiling in dining room wrapped with 7-1/4 crown molding and medallion
- Handcrafted cypress beams (per plan)
- Handcrafted cypress fireplace mantel with recessed t & g cypress television niche
- Knotty Alder cabinetry

## IMAGE BUILDERS INFORMATION

- Professional team consisting of architect, engineer, sales staff, interior designer and hands-on builder
- Partnerships with Central Florida's leading and best tradesmen
- Constructing fine custom homes since 1990
- Building Communities: Casa Del Lago, Emerson Pointe, Town of Windermere, Reunion, City of Winter Park, , BlueGrass Estates, Dommerich Estates, Estates at Windermere, Keene's Pointe, Isleworth

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