



PALMA DEL LAGO

MIAMI LAKES

Included Offerings

FEATURES & AMENITIES





PALMA DEL LAGO

M I A M I L A K E S

EXTERIOR

- Architecturally designed elevations with stucco, stone accents and other accent details in other materials as per model type (actual detailing may vary from Artist's Concept and subject to grade conditions).
- Concrete roof tiles from Vendor's pre-determined colour schemes.
- Maintenance free aluminum eavestrough and downspouts.
- Windows to be low E, impact resistant, aluminum fixed glass, single hung with colours based on exterior colour schemes.
- (+/-) 8'-0" High Fibreglass front entry door with aluminum frame, impact resistant, with Low-E clear glass inserts and transom if required, as per elevation on Island Series
- (+/-) 8'-0" High Fibreglass front entry door with aluminum frame, impact resistant with Low E-Clear Glass transom if required, as per elevation on Estate Series.
- Steel uninsulated traditional (+/-) 8'-0" High door from house to garage, if grade permits, as per plans.
- (+/-) 8'-0" High Exterior single entry doors, impact resistant, with aluminum frame, as per plans.
- (+/-) 8'-0" High Patio Sliders at rear with aluminum frame, impact resistant Low-E clear glass; where applicable, as per plans.
- Sectional, uninsulated, short box, roll-up garage door(s), with garage door opener(s); as per elevation.
- Two (2) pre-located exterior hose bibs (one at front and one at rear).
- Exterior light fixtures as selected by Builder; where applicable, as per plans.
- Porch, driveway and entry walkway complete with interlocking pavers; as per professionally designed Landscape package and municipal requirements.
- Rear covered loggia, complete with interlocking pavers; as per plan with stairs to grade as required.
- Landscaped lot including sodding (where not interlocked), palm trees, shrubs and irrigation as predetermined by professionally designed Landscape package and municipal requirements.
- Second floor balcony floors clad with Vendor's standard Group 1 tile selection, and with exterior railings; where applicable, as per elevation.

KITCHEN

- Purchaser's choice of Group 3 cabinets from Vendor's standard selection; where applicable as per plan.
- Purchaser's choice of Group 1 quartz countertops from Vendor's standard selection; where applicable as per plan.
- Breakfast bar and island, as per plan.
- Taller height upper cabinets, as per plans.
- Undermount single bowl stainless steel sink with single lever faucet.
- Shut-off valve to kitchen sink.
- Dishwasher space provided with rough-in wiring and drains, as per plan (no cabinet or appliance supplied).
- Food waste garbage disposal with switch near sink.

BATHS

- Purchaser's choice of Group 3 cabinets, from Vendor's standard samples in all bathroom(s); where applicable, as per plans.
- Purchaser's choice of Group 1 quartz countertops from Vendor's standard election; where applicable as per plan.
- Single lever chrome faucets with pop-up drains in all bathrooms, as per plans.
- Purchaser's choice of Group 2- (+/-) 24" x 24" floor and wall tile in Primary Ensuite from Vendor's standard selection; as per plans.
- Purchaser's choice of Group 2- (+/-) 24" x 24" floor tile on bath floors from Vendor's standard selection; as per plans.
- Purchaser's choice of Group 2- (+/-) 24" x 24" wall tile for tub/shower enclosures and separate shower stalls in all baths (except the Primary Ensuite) from Vendor's standard selection; as per plans.
- Shower stall floors to have (+/-) 2" x 2" tile as per Vendor's standard samples; where applicable, as per plans.
- Freestanding tub with deck mounted faucet in Primary Ensuite from Vendor's standard selection, as per plans.
- Mirror(s) in all bathroom(s) and powder room as per plans.
- Acrylic skirted tub in all bathroom's excluding Primary Ensuite, as per plans.
- Semi-frameless shower door in Primary ensuite, as per plans.
- Framed shower door in baths (except Primary Ensuite); where applicable, as per plans.

- Privacy locks on all bathroom(s) and powder room doors as per plans.
- Shut-off valves for all bathroom(s) and powder room faucets.
- Exhaust fans vented to exterior in all bathroom(s) and powder room.
- Water resistant board on separate shower and tub stall walls.

FLOORING

- Purchaser's choice of Group 2- (+/-) 24" x 24" floor tile in foyer, kitchen, breakfast, great room, game room, family room, laundry, mudroom servery, pantry and bathrooms, where applicable; from Vendor's standard selection; as per plan.
- Group 1 25oz broadloom (1 colour) with under pad throughout non-tiled areas from Vendor's standard selection; where applicable as per plan.
- Engineered floor joists for Second Floor assemblies.

STAIRS AND RAILING

- Group 1 25oz broadloom (1 colour) with under pad throughout staircase from Main floor to Second floor finished areas, including landings.
- Group 1 steel square pickets with paint grade post and handrail; where applicable, as per plans.

INTERIOR TRIM

- Main Floor ceiling height to be (+/-) 11'-0" (except in dropped ceiling areas); door heights to be (+/-) 7'-0" and arches to be (+/-) 8'-0", as per plan
- Second floor ceiling height to be (+/-) 9'-0"; door heights and arches to be (+/-) 7'-0" and arches to be (+/-) 8'-0", as per plan
- Colonial (+/-) 3" casing throughout all swing doors, arches (excluding rounded and oversized arches) throughout finished areas, as per plans.
- Colonial (+/-) 5" baseboard throughout all finished areas with doorstop applied in all hard surfaced finished areas, as per plans.
- All interior doors in finished areas to have Brushed Nickel finish levers, as per plans.
- Group 1- Smooth panel semi solid interior doors throughout finished areas; where applicable, as per plans.
- Exterior Brushed Nickel grip sets with deadbolt on main entry door and rear patio door(s); where applicable, as per plans

LAUNDRY

- Electrical for future washer and dryer, location as per plans.
- Dryer vent to exterior for future dryer, location as per plans.
- Laundry area with drop-in sink and group 1 cabinet with Group1 countertop, as per plan.
- Water connections for future washing machine with shut off valve, as per plans.

PAINTING

- Interior latex paint in finished areas from Vendor's standard selection.
- Interior trim and doors to be painted one colour, white.
- Smooth finished interior walls; throughout all finished areas.
- Knock-down texture application on drywalled ceilings; throughout all finished areas (excluding bathrooms), as per plans.

HEATING

- Forced air ventilation system vented to exterior.
- Air Conditioner(s) sized and installed according to model specific HVAC requirements supplied and installed as required
- Hot water recirculating line

ELECTRICAL

- All wiring in accordance with National Electric Code 2022.
- 400 Amp service with circuit breaker panel to National Electric Code 2022 on all models.
- One electrical outlet under electrical panel if located in unfinished area.
- One electrical outlet in garage for each parking space; as per plans
- One ceiling outlet in garage for each future garage door opener; as per plans.
- Weatherproof GFI exterior electrical outlet located as per National Electric Code 2022.
- White decora switches and plugs throughout finished areas, as per plans.
- Ceiling mounted light fixtures; where applicable, as per plans.
- Split receptacle(s) at Kitchen counters; where applicable, as per plans.
- Electrical outlet(s) in all bathrooms and Powder Room include ground fault interrupter, as per plans.
- Water resistant light fixtures in all shower stalls.
- Smoke detectors equipped as per National Electric Code 2022.
- Carbon monoxide detector as per National Electric Code 2022.
- Kitchen hood fan with 8" exhaust, vented to exterior.
- Pre-wire two smart 3wires, one in Family Room and one in Primary Bedroom, as per plans.
- One (1) conduit in garage from electrical panel to one garage bay, with 220v rough-in wire, for future electrical vehicle charging station, charger and connection to charger not included.

WARRANTY Home covered by limited Builder Warranty as per Schedule "2-10 Home Buyers Warranty Program"

NOTE: 1. The purchaser acknowledges the Builder reserves the right to alter floor plans, exteriors, specifications and prices without notice. All renderings, floor plans and maps in brochures and sales displays are artists' conceptions and are not necessarily to scale and the dimensions are approximate and may vary due to continuous improvements by the Builder. Please review the Options, Selections, and Variations in Decorations provisions in the Agreement for more information. **2.** The purchaser acknowledges that the ceilings and walls may be dropped or modified to accommodate mechanical systems. **3.** The purchaser acknowledges that variations in colour from Vendor standard selections may occur in finished materials due to standard production process and manufacturing. **4.** Purchaser acknowledges that the ceiling height is measured from the top of the unfinished subfloor to the underside of the unfinished ceiling before finishes and excluding bulkheads and ceiling drops as per plan. **5.** Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request. **6.** Purchaser understands and agrees that certain items to be included with the Residence are subject to variations. If circumstances arise which, in Seller's opinion, warrant changes of certain items, or if Seller elects to omit certain items, Seller may make substitutions with items that in Seller's opinion are of equal or better quality (regardless of cost). * All standard feature groupings and selections are as per Vendor Standard Samples and finishes and are subject to change or substitution without notice.*