



LUXURY FEATURES LIST



SHIMBERG HOMES

Structural Integrity

- Concrete foundations with welded wire mesh reinforcement
- Masonry block walls with concrete bond beam on first floor
 - Full exterior cementitious finish
 - Bora Care termite treatment
- Professionally engineered roof trusses with hurricane clips & bracing
- Wood framing on interior load bearing walls
- Oriented strand board roof sheathing
- Heavy gauge high steel overhead garage doors with prewire for electronic openers
- Storm rated aluminum windows with colonial mullions on front
 - Screens included on all windows & sliders
 - 30 year fungus resistant dimensional shingles

Exterior Features

- Professionally designed exterior elevations
- Upgraded quality exterior paint with complimenting trim & raised bands
- Raised panel entry door with sidelite
 - Spacious truss covered Lanai
 - Two exterior electrical outlets
 - Two exterior hose bibs
- Custom coach lights on garage door
- Fully sodded homesite with St. Augustine sod
 - Custom landscape package
- Multi-zoned sprinkler system with timer & rain gauge
 - Decorative mailboxes

Interior Features

- Impressive 9'4" ceiling heights
- 6 panel interior doors
- Large sliding glass doors
- Decorative arched entryways
- Textured Spanish Lace ceiling finish
- Textured Orange Peel wall finish
- 18" x 18" ceramic tile INCLUDED in:
 - Foyer, Kitchen, Breakfast Nook,
 - Master & Secondary Bath, Laundry Room (per plan)
 - Colonial style base boards
 - Oversize Decorative Windows
 - Marble window sills
 - Walk-In Master Closets
 - Washer & Dryer Hook Up
 - Vinyl lined ventilated closet shelving
- High quality stain resistant plush carpet with a 6lb carpet pad
 - In wall pest tubing

Energy Efficient Measures

- Energy efficient heating & air conditioning system, 13-seer heat pump
- Balanced air flow through return air conducts throughout home
 - Digital thermostat with multiple settings
 - R-30 blown or bat insulation over all living areas
 - R-4.2 foil vapor lock insulation in all exterior block walls
 - 40 gallon energy efficient hot water heater
 - Thermal sealant around all windows & exterior doors
 - Vinyl vented soffit & off set ridge vents for attic ventilation

Electrical Features

- Designer light package in Foyer, Dining Room, Breakfast Nook, Master & Secondary Baths
 - Rocker style light switches
- Ceiling fan pre-wiring in Family Room, Living Room, Master & Secondary Bedrooms
- Cat 5 telephone pre wiring in Kitchen, Master & Secondary Bedrooms
- RG6 cable pre-wiring in Family Room, Living Room, Master & Secondary Bedrooms
- Pre-wire for alarm system & key pad
- Smoke detectors with battery backup

Gourmet Kitchen Features

- Breakfast Nook in all plans
- 30" Wood cabinets & choice of finish
- Large pantry with tight ventilated shelves (*per plan*)
- Laminate counter tops with choice of color
 - Delta® faucet
 - Recessed can lighting
- Smooth top self cleaning range with digital clock
- Built-in dishwasher
- Built-in Microwave with overhead vent
- 1/3 hp garbage disposal
- Ice maker water supply line

Master Bathroom Features

- Garden tub with walk-in separate shower
 - Delta® faucets & fixtures
- Upgraded vitreous china lavatory
 - Shower glass enclosure
- Elongated 1.6 gallon water saver commodes
- 12" x 12" elegant tile on tub deck & shower wall
- 18" x 18" ceramic tile on floor
- Wood cabinetry

Secondary Bathroom Features

- Ceramic tiled shower, extended to 8'
- Upgraded vitreous china lavatory
 - Delta® faucets & fixtures
- Pedestal sinks in powder bath
- Elongated 1.6 gallon water saver commodes
- Wood cabinetry

Quality Assurance

- Shimberg Homes 1 Year Warranty
- Bonded Builders Home Warranty
- Pre-Construction owner's orientation to review
- Quality of workmanship & materials
- Pre-drywall owner's meeting
- Pre-closing orientation & demonstration of new home

Ask About Upgrading Your Home With Our

Luxury CUSTOM Package

- 10' Ceiling Heights, 8' Interior Doors,
- Ball Catch Closet Doors, Wood Window Sills,
- 42" Raised Panel Wood Cabinets,
- 5 1/4" Baseboards & Elegant Brick Paver Entries!

Diamond Series Luxury Features designed & included exclusively by Shimberg Homes, LLC.
Broker Participation Welcome. For more information about our homes, visit

www.shimberghomes.com

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