



Structural Integrity

Concrete foundations with fibermesh reinforcement
Masonry block walls with concrete bond beam on first floor
& second floors to help with sound buffer on adjoining walls

Exterior cementitious finish
Bora Care termite treatment

Professionally engineered roof trusses with
hurricane clips & bracing

Wood framing on interior walls
Oriented strand board roof sheathing
Heavy gauge overhead garage doors with
pre-wiring 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 building elevations
Upgraded quality exterior paint with
complimenting trim
Raised panel entry door
Vinyl fascia & soffit for low maintenance
Elegant patio with PVC privacy partitions
Two exterior electrical outlets
Exterior hose bib
Custom coach light on garage door

Interior Features

6 panel interior doors
Large sliding glass doors per plan
Textured Spanish Lace ceiling finish
Textured Orange Peel wall finish
Colonial style base boards
Marble window sills
Seamless vinyl flooring in Kitchen, Baths & Laundry Room
Walk-In Master Closets
Washer & Dryer Hook Up
Vinyl lined ventilated closet shelving
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-19 blown or bat insulation over all living areas
R-4.2 foil vapor lock insulation in all exterior block walls

Energy Efficient Measures (cont'd)

40 gallon energy efficient hot water heater
Thermal sealant around all windows & exterior doors

Safety & Security Features

Each home equipped with a residential fire sprinkler system
Security system with sensors on all exterior openings
Alarm system pre-wire
Smoke detectors with battery backup

Electrical Features

Designer light package in Dining Room,
Master & Secondary Baths
Ceiling fan pre-wiring in Family Room & Master Bedroom
Cat 5 telephone pre wiring in Kitchen,
Master & Secondary Bedrooms
RG6 cable pre-wiring in Family Room, Living Room,
Master & Secondary Bedrooms

Gourmet Kitchen Features

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

Master Bathroom Features

Large garden tub & shower
Delta® faucets & fixtures
Double vanities
Elongated 1.6 gallon water saver commodes

Secondary Bathroom Features

Ceramic tiled shower
Delta® faucets & fixtures
Pedestal sinks in powder bath
Elongated 1.6 gallon water saver commodes

Quality Assurance

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

Gold Series Luxury Features designed & included exclusively by Shimberg Homes, LLC.

Broker Participation Welcome. For more information about our homes, call our sales center 813.778.2679. or visit

www.shimberghomes.com

