



LUXURY FEATURES LIST



SHIMBERG HOMES

Structural Integrity

- Concrete foundations with welded wire mesh reinforcement
- Masonry block walls on first floor with reinforced concrete bond beam
- 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 8' high steel garage doors with electronic openers
- Storm rated aluminum windows with colonial mullions on front screens
- 30 year fungus resistant dimensional shingles, choice of color
- Spacious truss covered lanai

Exterior Features

- Professionally designed exterior elevations,
- Upgraded quality exterior paint with complimenting trim
- Choice of elegant color scheme
- Double door, raised panel fiberglass entry doors
- *Oversized decorative windows
- Two exterior electrical outlets (*minimum per plan*)
- Two exterior hose bibs
- Custom coach lights on garage front (*minimum of 2 per plan*)
- Multi-zoned sprinkler system with automatic timer & rain gauge
- Custom designed landscape package
- Fully sodded homesite with St. Augustine sod
- Elegant brick paver entryway
- Decorative mailboxes

Interior Features

- Dramatic 10' ceilings heights per plan (*minimum height on first floor*)
- 8' tall interior doors (*minimum height on first floor*)
- 8' tall sliding glass doors (*per plan*)
- Decorative arched entryways throughout the home
- Crown moulding in formal areas
- Textured Spanish lace ceiling finish
- Textured Orange peel wall finish
- 18" x 18" ceramic tile INCLUDED in
- Foyer, Kitchen & Breakfast Nook, Master & Secondary Baths
- 5 1/4" baseboards in formal areas
- Wood window sills with decorative apron
- Air conditioning vents in master walk-in closets
- Vinyl lined vented closet shelving
- High quality stain resistant carpet
- Six panel decorative doors
- Thumb levered entry door hardware with deadbolt lock
- Nickel finish levers & hinges on all doors
- In wall pest defense 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 lighting 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
- Centralized structural wiring panel
- Cat 5 telephone pre wiring in Kitchen, Bonus Room (*per plan*), Master & Secondary Bedrooms
- RG6 cable pre-wiring in Family Room, Living Room, Lanai, Master & Secondary Bedrooms
- Security system with sensors on all exterior openings
- Alarm key pad & siren
- Smoke detectors with battery backup

Gourmet Kitchen Features

- Breakfast Nook in all plans
- Upgraded 42" wood cabinets with crown molding & choice of finish
- Large pantry with tight ventilated shelves (*per plan*)
- Granite counter tops with decorative edge & choice of color
- Undermount stainless steel sink
- Delta Signature Series® faucet
- Recessed can lighting
- Decorative tile backsplash
- Smooth style cook top
- 30" wall oven
- Built-in microwave
- Built-in dishwasher
- 1/3 hp garbage disposal
- Ice maker water supply line

Master Bathroom Features

- Garden tub with walk-in separate shower
- Delta Signature Series® faucets & fixtures
- 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
- Corian counter tops with decorative edge
- Beveled edge mirror on medicine cabinet
- Elevated vanities
- Wood cabinetry with multiple drawer space

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
- Beveled glass medicine cabinets
- Elevated vanities
- Wood cabinetry with multiple drawer space

Quality Assurance

- Shimberg Homes 1 Year Warranty
- Home Buyers 2/10 Warranty
- Pre-Construction owner's orientation to review
- Quality of workmanship & materials
- Pre-drywall owner's meeting
- Pre-closing orientation & demonstration of new home

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

Broker Participation Welcome. For more information about our homes, call our sales center 813.541.8934. or visit

www.shimberghomes.com

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