



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 and bracing
Wood framing on interior load bearing 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 elevations
Upgraded quality exterior paint with complimenting trim
Raised panel entry door with sidelite
Vinyl fascia & soffit for low maintenance
Spacious truss covered Lanai (*per plan*)
Two exterior electrical outlets
Two exterior hose bibs
Fully sodded homesite with St. Augustine sod
Custom landscape package
Multi-zoned sprinkler system with timer & rain gauge
Decorative mailboxes

Interior Features

6 panel interior doors
Large sliding glass doors per plan
Decorative arched entryways
Textured Spanish Lace ceiling finish
Textured Orange Peel wall finish
12" x 12" ceramic tile in Foyer
Seamless vinyl flooring in Kitchen, Baths & Laundry Room
Colonial style base boards
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-19 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

Electrical Features

Designer lighting 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
Security system with sensors on all exterior openings
Alarm system pre-wire
Smoke detectors with battery backup

Gourmet Kitchen Features

Breakfast Nook (*per plan*)
Wood 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

Elegant garden tub & shower
Delta® faucets & fixtures
Shower glass enclosure
Elongated 1.6 gallon water saver commodes
Wood cabinetry

Secondary Bathroom Features

Ceramic tiled shower
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!

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

www.shimberghomes.com

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