

MONTEREY GRAND
WATERSIDE
— THE ARBORS —

ATLANTIC FEATURES



SMART HOME TECHNOLOGY BY WCI

- Ruckus Wireless ZoneFlex™ R510
- Kwikset® Kevo™ Smart Lock (also, in Next Gen® suite)
- Ring® Video Doorbell
- Honeywell Lyric Round™ Wi-Fi Thermostat
- Lutron Caseta® wireless in-wall dimmers
- Lutron Caseta® occupancy sensors
- Legrand On-Q 42" RF Transparent Structured Media enclosure
- Leviton® Surge Protective Receptacles
- CAT-6A Wiring (on select locations)
- Echo Show
- Echo Dot
- Samsung SmartThings™ Hub
- Sonos® One wireless Smart Bridge Pro & Wireless Lamp Module, and Pico Remote with Double Stand
- Leviton® Smart Plug-In
- Ruckus ICX® 12-port Ethernet Switch

INTERIOR FEATURES

- 12" x 24" quality ceramic tile floors in wet areas
- Decorator Sherwin-Williams® Eco-Friendly paint with white trim throughout
- Decorative, 8' raised two-panel interior doors
- Upgraded interior lever-style door hardware in brushed nickel finish
- Designer brushed nickel light fixtures in Bathrooms
- Decora® electrical switches throughout
- Upgraded interior trim package with 5 1/4" Victorian baseboard
- Shaw® carpet with 8 lb. pad for comfort and durability
- Solid surface window sills
- 2" smooth vinyl designer cordless blinds make your new home move-in ready
- Pre-wired security system for peace of mind
- Pre-wired ceiling fans in all bedrooms, family room, den/study, and bonus rooms (per plan)
- CAT 5 USB outlets in kitchen and master bedroom

- Cable television outlets in family room, all bedrooms, and bonus rooms (per plan)
- Stairs to include stained, oak treads, white painted risers and white spindles (first floor only)
- Laundry sink (per plan)
- Laundry Room base cabinetry, including luxurious 3cm granite countertops with 5" backsplash
- Solid core door between house and garage
- Tankless gas hot water heater
- LED lighting

KITCHEN FEATURES

- 42" standard overlay cabinets with decorative hardware, crown molding and light rail
- 3 cm granite kitchen countertops with 5" backsplash
- Painted, wood slat pantry shelving
- GE® Stainless Steel 36" wide French door refrigerator with water and ice dispenser in the door
- GE® Stainless Steel wall oven microwave combo
- 36" drop in gas cook top GE® Stainless Steel built-in dishwasher
- Double bowl Stainless Steel undermount sink with 1/2 horsepower GE® disposal
- Moen® Stainless Steel faucet with single handle pull-out sprayer

MASTER BATH FEATURES

- Stylish rectangle undermount sinks
- 36" raised vanities
- 3 cm granite countertops with 5" backsplash
- Decorative cabinet hardware
- Moen 8" widespread brushed nickel plumbing fixtures
- Modern decorative brushed nickel vanity lighting
- ProFlow water conservation elongated commode
- Framed vanity mirror
- Decorative 12' x 24' wall and floor tile
- Tiled wall niche
- Clear glass semi-frameless shower enclosure with brushed nickel frame

MONTEREY GRAND
WATERSIDE
— THE ARBORS —

ATLANTIC FEATURES



SECONDARY BATH FEATURES

- 36" raised vanities
- 3 cm granite countertops with 5" backsplash
- Decorative cabinet hardware
- Moen® 8" widespread brushed nickel plumbing fixtures
- Modern decorative brushed nickel vanity lighting
- ProFlo® water conservation elongated commode
- Framed vanity mirror
- Decorative 3" x 6" subway shower wall tile
- Tiled wall niche
- Stylish rectangle undermount sinks

EXTERIOR FEATURES

- Summer kitchen pre-plumb (plan specific)
- Dimensional shingle roof (color and style tied to exterior color palette)
- Paver driveway, lead walk and covered entry
- Acrylic epoxy on garage floor
- Coach lights
- Whole home gutters
- Enhanced landscape package including fully-sodded Floratam yard and irrigation system.
- Full lite obscure glass entry doors add extra style to the exterior of your home
- Decorative nickel handle set and dead bolt completes the beauty of your home's entrance
- Reinforced, carriage style steel raised panel garage door with belt driven opener
- Energy-efficient Low-E dual pane windows help keep the cool air in and the heat out, allowing natural light into your home while saving energy
- 15 SEER high-efficiency heating and air conditioning system from Carrier® with complete manufacturer's warranty
- Taexx Tubes In-the-Wall pest control system

- R30 insulation in ceilings to keep air-conditioned spaces consistently comfortable while lowering energy costs
- 2,500 PSI fiber reinforced concrete slab foundation with engineered solid steel, rebar reinforced footers for maximum structural strength
- Housewrap on exterior frame walls
- Sherwin-Williams® Loxon™ 2-step exterior paint system for protection
- Impact glass on front exterior elevation with hurricane shutters on sides and rear

QUALITY ASSURANCE

- Tampa Bay's #1 home builder for over 40 years
- WCI is the only home builder with a dedicated Quality Assurance Department
- Quality Assurance walks each home before stucco is applied to make sure all openings are sealed and the scopes of work for product applications were followed per the Lennar guidelines
- Quality Assurance Team walks the home again before drywall is installed to ensure all internal components are in place per design and to the highest Lennar quality standards
- Quality Assurance walks the home a final time before the closing to ensure the highest Lennar standards are consistently delivered to our customers
- WCI's Quality Assurance Director has regular scope of work review meetings with our building partners to ensure that all Lennar guidelines are followed on a consistent basis
- All new products or changes are reviewed and approved by the Quality Assurance Department before the change is made

