

# Cabernet

1,398 SQ. FT.



*The Cabernet "A"*



*The Cabernet "B"*

# Distinctive Features

## VINEYARD SERIES – MERLOT, CHARDONNAY, ZINFANDEL, CABERNET

### DISTINCTIVE EXTERIOR FEATURES

- › Choice of two architectural styles
- › Choice of 5 exterior color packages
- › Polished brass lever door handle and deadbolt lock set
- › Choice of five driveway paver colors and three pattern designs/one upgrade design
- › Electric garage door opener with two remotes and keyless entry
- › One and one-half car garage
- › 6" gutters and splash guard per plan
- › Door chime with lighted push button
- › 36" entry walkway with brick pavers
- › Weatherproof outlets in pre-determined locations
- › 6-panel fiberglass front door
- › 2 hose bibs in pre-determined locations
- › Decorative coach lights on each side of garage door
- › 25 year architectural shingles with 10 year fungus resistant guarantee

### QUALITY CONSTRUCTION

- › Concrete block construction
- › Textured masonry coating with 4 year 100% acrylic finish
- › Monolithic concrete slabs with vapor barrier
- › One year termite protection
- › R30 insulation in ceilings above air conditioned space
- › 40 gallon water heater
- › Heat pump heating and cooling system with minimum 12 SEER rating
- › Screens for all operable windows and sliding glass doors
- › 8' ceiling height
- › Vaulted ceiling living area (per plan)

### PREFERRED INTERIOR FEATURES

- › Ceramic tile flooring at foyer. No wax vinyl in kitchen, laundry room, master and secondary baths
- › Saxony carpet and 6 lb. pad
- › Latex semi-gloss enamel paint on baseboards and door casings
- › Pre-wired for two telephone outlets
- › Pre-wired for two television outlets
- › White toggle switches throughout home
- › Smoke detectors
- › Pre-wired for ceiling fans at bedrooms and great room/living room
- › Knockdown ceiling finish
- › Orange peel texture on walls
- › Marble window sills
- › Large walk-in closet in master bedroom
- › Vinyl clad closet shelving

### CONTEMPORARY KITCHEN FEATURES

- › Two compartment stainless steel sink
- › Chrome single lever faucet w/spray
- › 30" upper cabinets with fully concealed hinges
- › Insinkerator 1/3 H.P. garbage disposal
- › Free standing electric coil range in white
- › Range hood in white
- › Dishwasher in white
- › 18 cu. ft. refrigerator with icemaker: white
- › Laminate countertops with square edge, many colors available

### CLASSIC BATHROOMS

- › Expansive plate glass mirrors
- › Fiberglass tub/shower combination
- › Laminate vanity tops with drop-in sink bowl
- › Single lever chrome fixtures in master bath and bath two
- › Mirrored medicine cabinets
- › Glamour lights over vanity

### EXCITING OPTIONS

- › Upgraded appliances
- › Washers and dryers (shown on floorplan only for placement)
- › State-of-the-art audio, video and intercom systems
- › Security and central vacuum systems
- › Designer flooring and countertop materials
- › Upgraded cabinetry and cabinet options
- › Designer interior paint colors
- › Rounded corners
- › Upgraded landscaping packages

### LANDSCAPE

These single-family homes include landscaping. Sod in front, side, and rear with irrigation. Lawn care maintenance of all neighborhoods is included in the monthly fees.

*Our model homes showcase design and decorating ideas. Visit our full-service Décor Center for detailed pricing and to view samples of all the quality features listed here that are included in your home at no additional charge. See your Décor Consultant for a list of exciting architectural options per plan, which allow you to personalize your home. All distinctive features are subject to change without prior notice.*

SOLIVITA

395 Village Drive • Poinciana, Florida 34759 • 863-427-7000 • 1-800-592-6099 • www.solivita.com



Occupancy restricted to at least one person 55 years of age or older, a limited number of residents may be younger and no one may permanently reside in the home under 18 years of age. Membership and additional fees for golf are required. Golf course facilities are privately owned and operated. Details available upon request. Prices & features subject to change without notice. Due to normal construction tolerances, square footage may vary from those shown on floor plans. Floor plan illustrations are artist's conceptions and are not intended to show specific detailing.

Rev. 11/03

7.01.171

