

# ICN HOMES

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## Reunion Resort Included Features

### Foundation

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- Reinforced concrete slab with moisture barrier
- Interior bearing walls using 3000 PSI steel reinforced concrete

### Kitchen

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- Concrete block 1st floor with steel reinforcement, wood frame 2d floor
- Reinforced concrete beams utilizing 3000 PSI concrete (1st Floor)
- Engineered Southern Pine roof trusses, steel strapped to masonry and framed walls
- Cement Tile Roof
- Self-Sealing Peel and Stick Roof Underlayment, over roof sheathing
- Aluminum eave drip edge standard color
- Light textured stucco, primed and painted with exterior acrylic latex paint with accent color on banding (per plan)
- One coat primer/sealer and two top coats of exterior acrylic latex paint on exterior wood surfaces
- Tiled Floor on exterior balconies
- Pavers or tile on exterior porch/lanai
- Wood fascia
- Aluminum ventilated soffit
- Columns (per plan)
- Decorative porch rails (per plan and elevation)

### Interior Walls:

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- 10' ceiling downstairs, 10' ceilings upstairs
- ½" moisture resistant wallboard in all bath wet areas
- Orange peel finish on all walls and knock-down finish on ceilings
- Garage walls and ceilings completely finished. Painted stucco on block and painted drywall on framed walls
- Single color wall & ceilings (Flat)
- White Semi-Gloss painted trim

### Windows, Doors, and Hardware:

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- Vinyl, insulated, Low E, windows, (White)
- Aluminum, tempered, insulated sliding glass doors, (White)
- Energy efficient fiberglass front doors
- 8' Solid core interior doors (sound abatement)
- Single cylinder deadbolts with thumb turn on exterior doors
- Decorative style handle set (entry)
- Level style oil rubbed bronze hardware on all interior doors
- Termite treatment

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All dimensions are approximate. Because we are always improving our homes, we reserve the right to substitute building materials and fixtures, like kind and quality, and to change features, options and architectural details without prior notice. Some models may be reversed from floor plan. Refrigerator, washer and dryer are shown for placement purposes only and are not included in sale price. Windows, ceiling and front porches may differ by elevation



## **Air Conditioning and Insulation:**

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- Energy Star rated high efficiency Central Air Conditioning and electric heat pumps, 15 SEER rating
- Equipment sized to meet loading and efficiency per code
- All walk-in closets air conditioned
- Exhaust venting in each bathroom
- R-30 cellulose loose-fill ceiling insulation
- R-19 fiberglass batts insulation in exterior framed walls
- R-4.3 insulation on all exterior concrete block walls

## **Electrical**

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- 200 Amp minimum electrical service with circuit breaker panel
- Decora series paddle switches and receptacles
- Paddle fan Prewires @ all bedrooms and living room
- LED recessed cans (per plan)
- Designer electrical fixtures
- Pre-wiring for cable and data ports in all bedrooms
- Door chime

## **Home Security:**

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- Integrated 110v smoke detector
- Garage door opener safety design includes photoelectric sensor for automatic door reverse for each garage door opener
- Deadbolts on all exterior swing doors
- Security system on all doors and windows, includes two control panels

## **Plumbing**

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### **Master Bathroom: Standard Colors**

- Elongated Toilet with seat
- 2 Moen Dual Lever lavatory faucets
- Moen tub valve
- 2 undermount sinks

### **Secondary Bathrooms:**

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- Elongated Toilet with seat
- 2 Moen Dual Lever lavatory faucets
- Moen Posi-Temp Shower Faucets
- Tub/shower pan sized per plan
- Moen tub valve
- Undermount sink

### **Kitchen:**

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- 50/50 under-mount sink
- Moen Pull Out Faucet
- Designer cabinets with 42" uppers
- Granite countertops
- Samsung appliances
- Garbage disposal

### **Flooring Features:**

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- Tile on first floor
- Tile installed over isolation membrane
- Ceramic tile shower floors
- Ceramic tile installed on platform tub decks
- Main staircase with oak treads

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## Cabinetry:

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- All wood cabinets throughout (per plan)
- Granite countertops in kitchen and all baths

## Landscape:

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- Professionally designed landscape package including sod, plants, and irrigation to meet Reunion Resort standards
- Automatic irrigation system designed for each home site and landscape design
- Brick paver walks, driveways, and entry

## Additional Features:

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- Swimming pool
- Summer Kitchen w/ Built-In Gas Grill
- Efficient Tankless Hot Water Heaters
- Large Capacity Washer and Dryer

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