

Standard Features



A FrameWorksGroup Development

COMMUNITY FEATURES

- *Lighted Tree Lined streets
- *7-mile boardwalk along white sandy beaches
- *Public water & sewer
- *Underground electric, telephone, gas & cable service

EXTERIOR

- *Solid Tuscan style stucco and stone facades
- *All structural steel framing
- *Low maintenance exterior
- *Roofing- 15 year warranty
- *Frost free hose bibs
- *Weatherproof electrical outlets around buildings
- *Therma-Tru Fiberglass Entry door w/ 2 point locking system
- * Individual entry for each unit
- *Decorative railings
- * Brushed Nickel lighting at front door
- *Private Patios (Garden Duplex units only)
- *Private Balconies (Balcony & Penthouse Levels only)
- *Large roof terrace with arbors (Penthouse Duplex units only)

INTERIOR

- *Magnificently designed floor plans
- *All structural steel framing
- *9' ceilings
- *Fireplace (Penthouse Duplex units only)
- *Skylights (Penthouse Duplex units only)
- *Hardwood flooring throughout
- *Ceramic tile bathrooms
- *Oversized raised panel doors
- *Linen & entry closets
- *Vinyl coated, ventilated wire shelving in all closets
- *Ample closet space
- *Separate laundry center with washer/dryer hook-up
- *Pre-wired in every room for phone, high speed cable
- *Pre-wired for alarm system in every unit
- *Private storage rooms (Balcony & Penthouse Duplex units)
- *Door chime for front entry door
- *Intercom w/ electric strike (Penthouse Duplex only)

DESIGNER KITCHEN

- *Beautifully crafted furniture quality cabinetry with 36" upper cabinets
- *Energy Star rated GE Appliances incl. Stove, Microwave, Dishwasher & Trash Compactor
- *Kohler under mount stainless steel sink & faucet
- *Granite oversized countertop
- *Breakfast Bar

BATH

- *Kohler single lever faucets and fixtures
- *Designer ceramic flooring – choice of colors
- *Ceramic tile walls in tub and shower area
- *Cultured marble vanity top with integral molded sink
- *Exhaust fans
- *Designer lighting
- *Pedestal sink in powder room
- *Separate tub and enclosed shower in master bath (Oceanfront Penthouse Duplex only)

ENERGY EFFICIENCY

- *75 gallon energy saving gas hot water heater with 6 year warranty
- *Energy Star rated double hung windows
- *R-30 batt ceiling insulation with baffles at eaves
- *R-13 wall insulation
- *Ridge vent and vinyl vented soffit to maximize roof ventilation
- *Rigid foam insulation at foundation perimeter
- *Caulk and/or expandable foam installed at all exterior penetrations to minimize air infiltration

CONSTRUCTION FEATURES

- *Concrete patios & balconies
- *Dramatic architectural designs
- *125 amp electrical service
- *Recessed lighting in Kitchen & Hallways
- *Ground fault interrupt (GFI) safety outlets in kitchen & baths
- *Electrically wired smoke & carbon monoxide detectors with battery back-up
- *Copper water lines (interior)

Personalized Options



INTERIOR

- *Upgraded lighting packages*
- *Ceiling fan pre-wire – select rooms*
- *Fireplace packages (Penthouse Duplex only)*
- *Upgraded Hardwood Flooring – finish & size*
- *Upgraded Designer Tile flooring (Garden Duplex Lower Level only)*
- *Railing Packages (Garden Duplex only)*
- *Upgraded Door & Hardware Packages*
 - * Laundry Center Packages*
 - *Closet Packages*
- *Digital climate control thermostat*

DESIGNER KITCHEN

- *Upgraded Maple beautifully crafted furniture quality Cabinetry with 42” upper cabinets*
- *Cherry beautifully crafted furniture quality Cabinetry with 42” upper cabinets*
- *Cabinet Door Hardware Packages*
 - *Designer Tile Backsplash*
- *GE Profile or Monogram Appliances incl. Stove, Microwave, Dishwasher & Trash Compactor*
- *Upgraded Kohler stainless steel sink & faucet*
- *Granite oversized countertop – choice of colors & edging*
- *Silestone oversized countertop – choice of colors & edging*

BATH

- *Upgraded Kohler faucets and fixtures*
- *Imported Designer Tile flooring*
- *Upgraded Tile in tub/shower areas*
- *Full or Half Wall Tile option outside of tub/shower areas*
- *Granite vanity countertops – choice of colors & edging*
- *Silestone vanity countertops – choice of colors & edging*
- *Upgraded furniture quality cabinetry*
 - *Upgraded vanity lighting fixtures*
- *Frameless tub/shower enclosures – choice of finishes*
 - *Mirrored Vanity Wall*
 - *Whirlpool tubs*
 - *Accessory Package*