



## Indian River Club

236 Oak Hammock Circle, Vero Beach, FL 32962

### Estate Home Sites

- Private and individuality gated home site. Gate located at entry to home site off Cambria Court

### Construction Features

- ☑ **White Aluminum Frame Dual Pane Insulated Low-E Glass Impact Resistant Windows and Sliding Glass Doors (per plan)**

### Exterior Features

- Selection of Coordinated Exterior Color Combinations - per community
- **Concrete Pavers from Builder's Selection of Shape and Color. Allowance - 35 liner feet of driveway, width determined by number of garage doors and plan**
- **Professional Design Landscape Package, per Code Requirements - (Allowance \$3,000)**
- ☑ **Automatic Underground Irrigation System, Irrigation Water supplied by Well and Pump or County Water.**
- Kwikset Front Door Brushed Nickel Finish Handle Set
- Truss Roof Covered Rear Patio Ceilings

### Utilities & Impact Fees

- Natural Gas or Propane Systems If Available May Be Added At Additional Cost

### Utility Room and Garage

- Laundry Sink in Utility Room or Garage - per plan

### Gourmet Kitchens

- Walk-in Pantry with Vinyl Clad Ventilated Shelving - per plan

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# COMMUNITY FEATURES LIST

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## Luxury Bathrooms

- Granite or Quartz Bath Vanity Top with White Under-Mount Sink - all baths**
- Ceramic Tile Bathroom Floors with Walls and Shower Floors - Choice of Deco Packages with Listello Features in All Baths (GHO Level 1 Selections)**
  - Ceramic Tile Bathroom Floors with Walls and Shower Floors - White Wall Tile, Guest Baths
  - Master Roman Tub - drop in white tub with ceramic tile on deck and skirt (per plan)
  - Elongated White Toilets in all Bathrooms

## Interior Appointments

- Colonist Raised Panel 8 Ft Tall Interior Doors**
- Built-In Bar Base Cabinets with Granite or Quartz Counter Top, on select plans (Match Kitchen - per plan)**
  - Ceramic Tile Flooring in Foyer, Kitchen, Halls, and Utility Room - layouts per plan

## Electrical Specifications

- Smoke Detectors in all Bedrooms and per Florida Building Code
- Electric Door Chime

## Energy Efficient & Safety Features

- Energy Efficient R-30 Attic Insulation over Conditioned Space
- Security**

## Buyer's Responsibility

- Pool, Pool Deck, Screen Enclosure, Fencing

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