

STRUCTURAL ELEMENTS

- Steel reinforced 3000 psi monolithic foundation
- Concrete masonry block exterior walls
- Professionally engineered roof and floor trusses with hurricane structural hardware and bracing
- Code approved hurricane panels
- Energy-efficient insulated fiberglass front door with quality keyed handle-set and door chime
- Heavy gauge, durable steel garage door pre-wired for opener
- Aluminum framed windows

EXTERIOR FINISHES

- Two architectural elevations to choose from with each floor plan
- Rustic Spanish style concrete roof tile with unique color blends to choose from
- Architectural accent moldings and bands
- Designer exterior stone facades in select models
- Sherwin Williams® exterior paint in a variety of color schemes
- Covered entry
- Professionally designed landscaping
- Front and rear automatic irrigation system
- Paver driveways, entry walkways, and patios

INTERIOR FINISHES

- 18" x 18" ceramic tile in kitchen, foyer, A/C closet and laundry room
- Exquisite wall-to-wall carpeting installed on quality padding with choice of rich colors
- 2-panel molded interior doors
- Matching 2-panel bi-fold closet doors
- Vinyl-coated ventilated shelving in all closets
- Walk-in closets in Master Suites
- Colonial style baseboard and door trim throughout
- Satin nickel interior door levers throughout
- Knockdown textured finish on walls and ceilings (excluding bathrooms)
- Sherwin Williams® interior paint on all walls and ceilings

CLIMATE CONTROL & ENERGY EFFICIENCY

- Rheem® central air conditioning and heating system with programmable digital thermostat
- R-30 blown fiberglass insulation above all air-conditioned living space
- R-11 BATT insulation between interior and garage wall
- R-4.1 foil insulation on all exterior masonry walls

ELECTRICAL COMPONENTS

- Copper wire electrical system
- Minimum 150-amp electrical panel with circuit breakers

- Decora style rocker light switches and outlets throughout
- Pre-wired for ceiling fans in family room and all bedrooms
- Wired for cable TV with RG-6 quad shield coaxial cable in family room and all bedrooms
- Structured wiring for phone in kitchen, family room and all bedrooms and CAT-5 data lines in Master Suite and family room
- Pre-wire for security system
- Wired smoke detectors with battery back-up and carbon monoxide detectors
- Exterior weather proof outlets (G.F.I.) in front and rear
- Decorative exterior coach lights on garage

PLUMBING

- CPVC water distribution lines
- ENERGY STAR® qualified insulated electrical water heater
- Moen® bathroom faucets throughout
- Elongated toilets throughout
- Washer and Dryer connections
- Exterior hose bibs in front and rear

KITCHEN & BATHS

- Custom designed wood cabinets with choice of decorator finishes
- Quality granite countertops in a choice of colors with bull-nose edge
- Stainless steel kitchen sink with Moen® single lever faucet
- Deluxe in-sink garbage disposal
- Pantry closet with ventilated shelving
- Whirlpool® white appliance package featuring:
 - 25 cu. ft. side by side refrigerator with ice maker and water dispenser in the door
 - Electric range with Ceramic Glass cooktop and large oven capacity with SteamClean Option
 - 1.7 cu. ft. Microwave Hood combination with electronic controls
 - ENERGY STAR® qualified dishwasher with Soil Sensor
- Custom designed wood vanity cabinets with cultured marble vanity tops and deluxe hardware
- Quality faucets for all baths, sinks and tubs
- Double vanity sinks in Master Suite Bathrooms
- Clear tempered glass enclosures at showers
- Choice of elegant ceramic tile floors and bath shower walls
- Full vanity mirrors in all baths

THE HIGHER STANDARD™ ASSURANCE

- Closing Cost incentives when using a preferred lender for financing*
- Mountain Cove Homes 1-year Warranty
- New Home Warranty from Bonded Builders® Warranty Group. Covers your new home for 1-year workmanship, 2-years systems, and 10-years



Plans, architectural drawings and elevations are the artist's concept and may contain options which are not standard on all models. Builder reserves the right to make reasonable modifications to the plans and specifications, including house orientation on lot and reversal. Provided dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "A/C square feet" or "total area square feet" or any representation of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate sureness.



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Queen Palm

Two-Story • 4 Bedrooms • 3 Bathrooms • Loft • Great Room
Dining Room • Laundry Room • Covered Entry • Patio • 1-Car Garage



ELEVATION 1

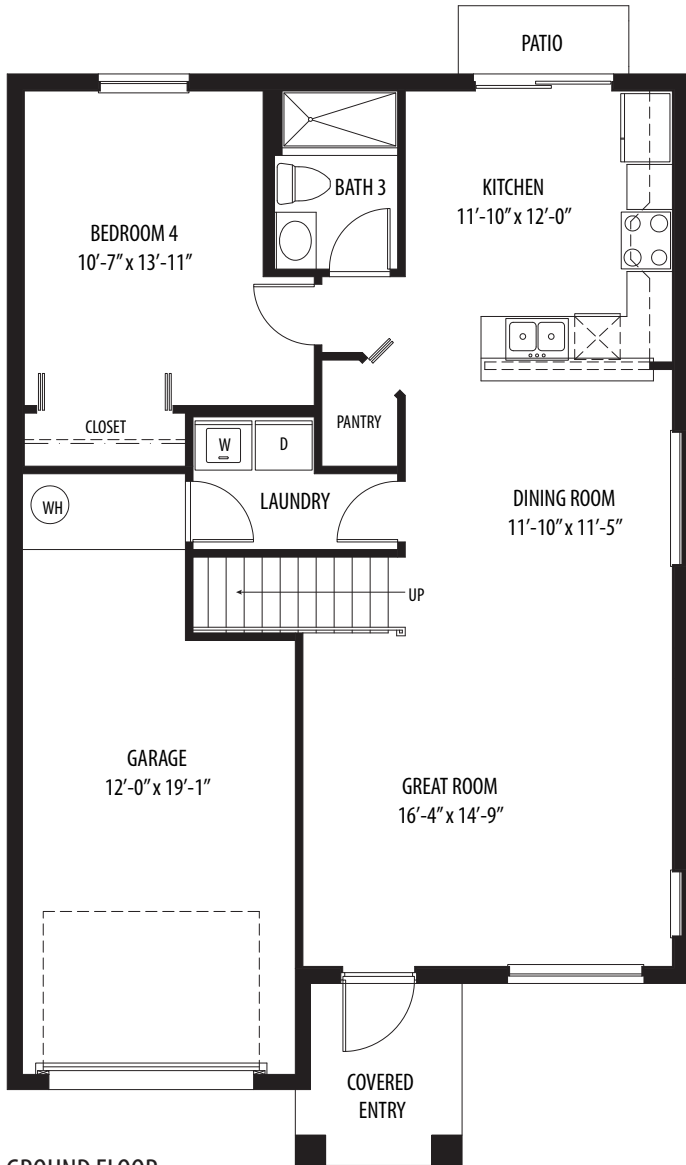


ELEVATION 2

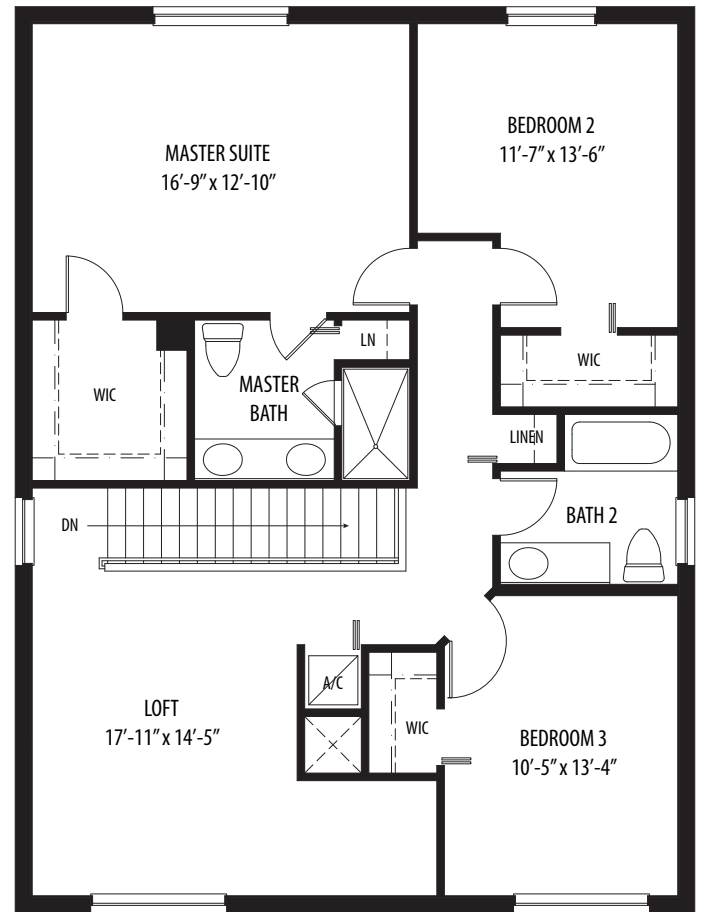


BLUE PALMS
at
SOUTHLAND

Queen Palm



GROUND FLOOR



SECOND FLOOR

Artist's Concept Only

Two-Story • 4 Bedrooms • 3 Bathrooms • Loft • Great Room
Dining Room • Laundry Room • Covered Entry • Patio • 1-Car Garage
2,110 Total Sq. Ft. Under Air
58 Sq. Ft. • Covered Entry
308 Sq. Ft. • Garage
2,476 Total Sq. Ft.

MountainCove
HOMES
A Higher Standard

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Paradise Palm

One-Story • 4 Bedrooms • 3 Bathrooms • Dining Room
Family Room • Covered Entry • Patio • 2-Car Garage



ELEVATION 1

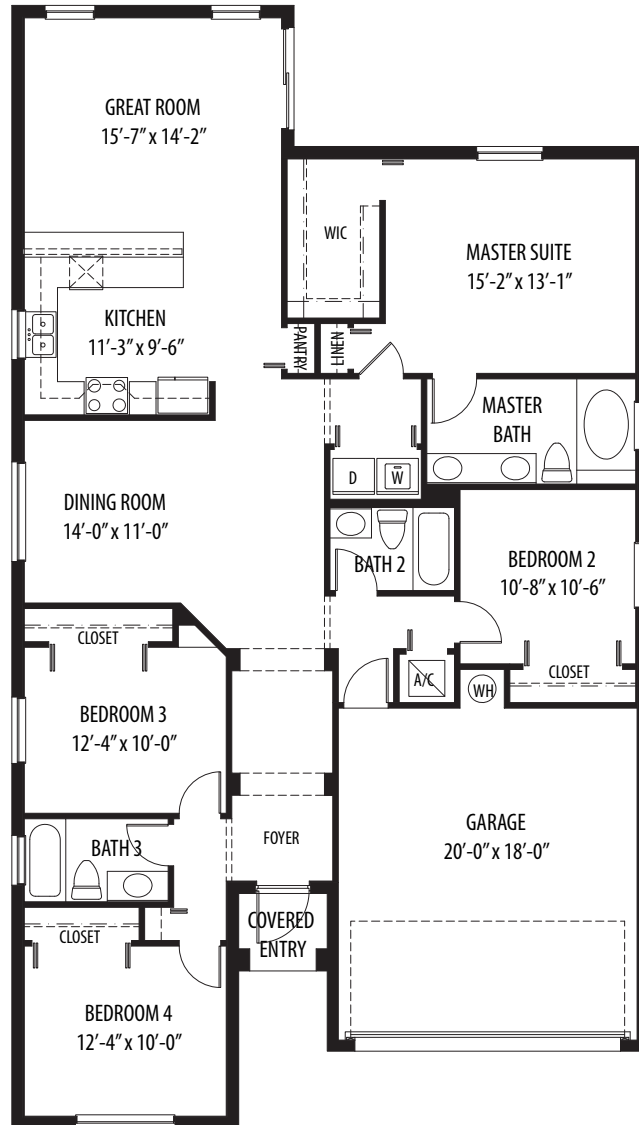


ELEVATION 2



BLUE PALMS
at
SOUTHLAND

Paradise Palm



One-Story • 4 Bedrooms • 3 Bathrooms • Dining Room
Family Room • Covered Entry • Patio • 2-Car Garage

1,846 Total Sq. Ft. Under Air

25 Sq. Ft. • Covered Entry

392 Sq. Ft. • Garage

2,263 Total Sq. Ft.

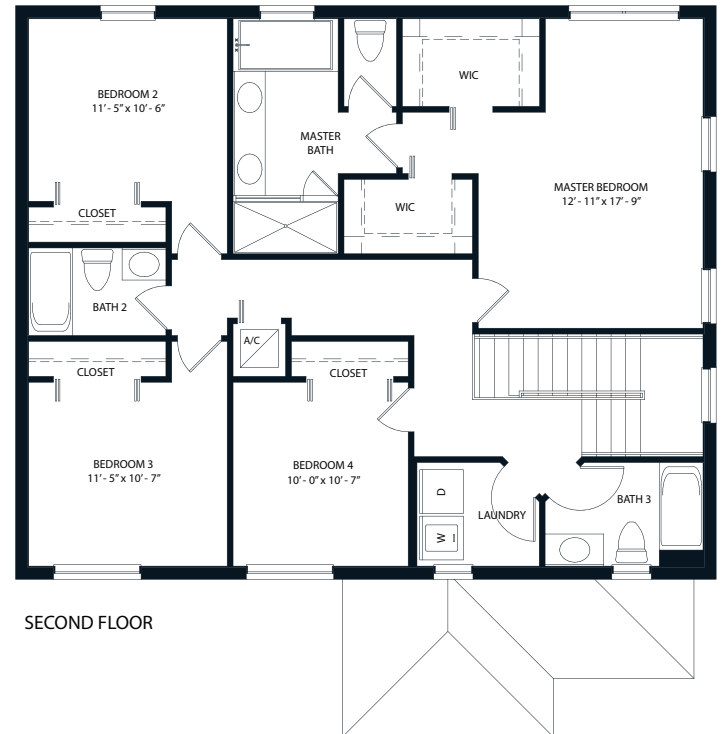
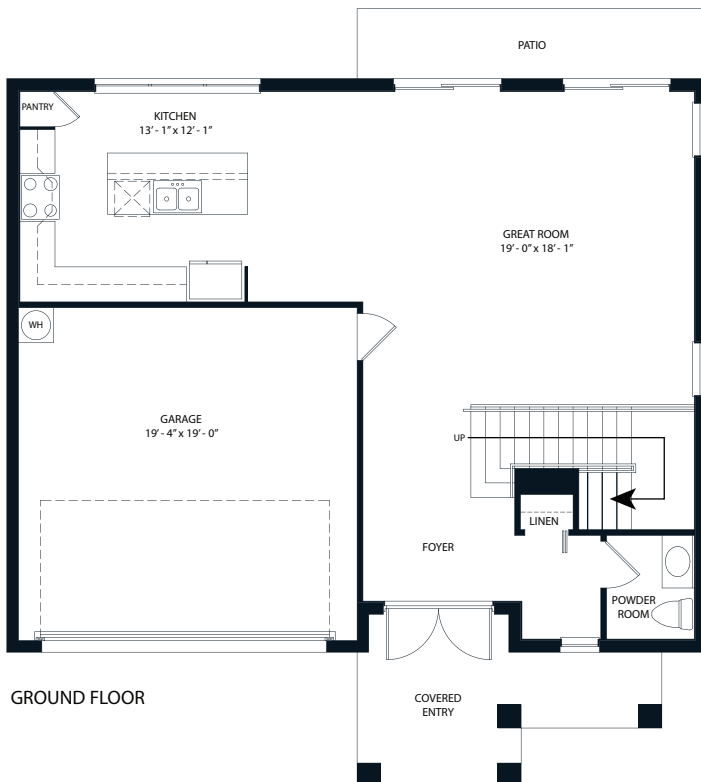
Artist's Concept Only

MountainCove
HOMES
A Higher Standard

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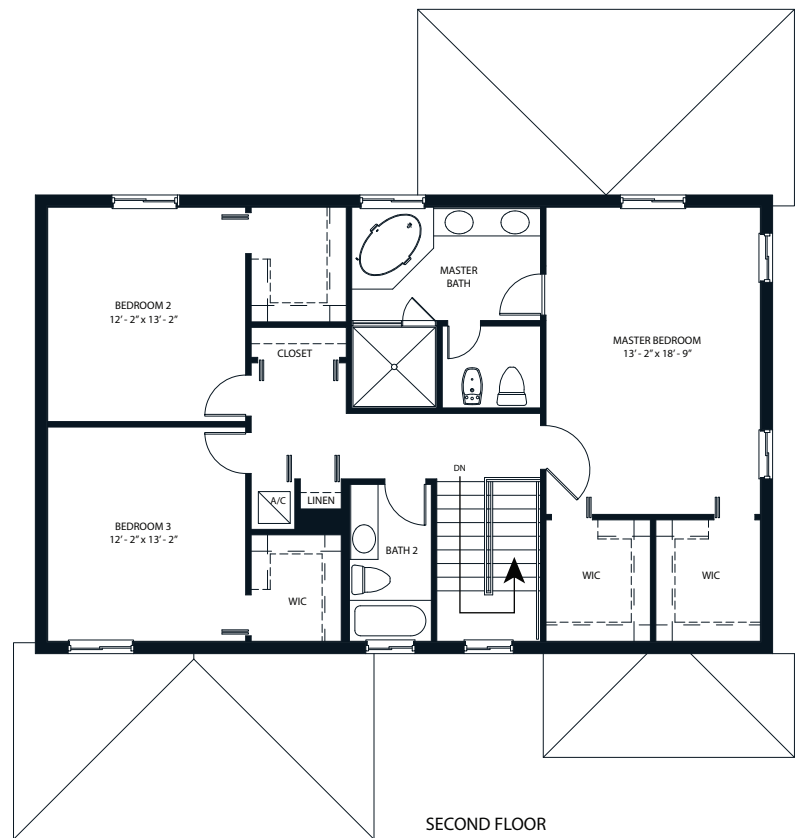
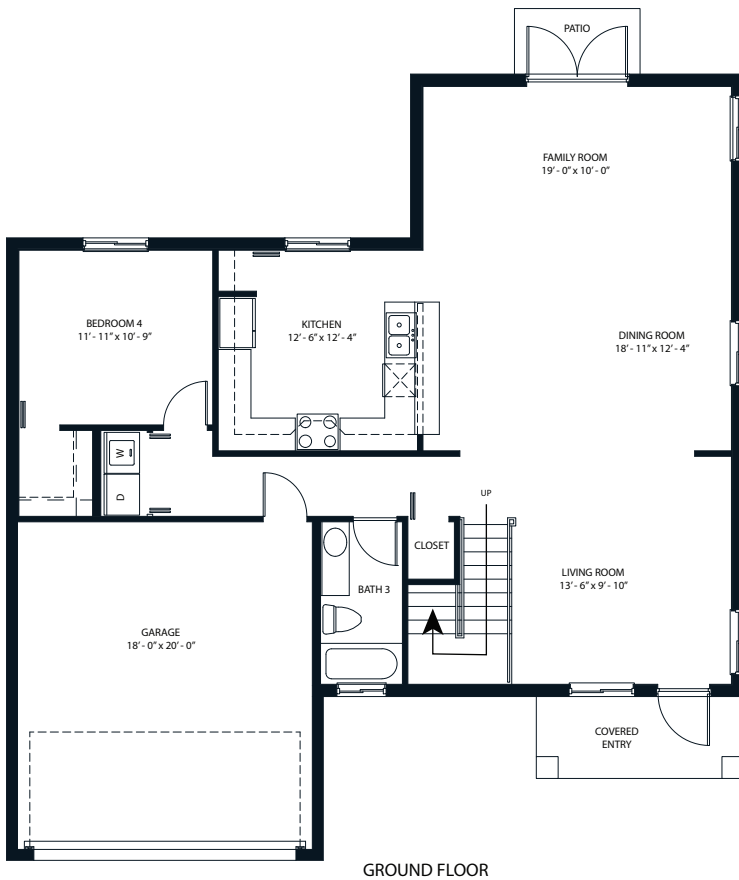
PLANS, ARCHITECTURAL DRAWINGS AND ELEVATIONS ARE THE ARTIST'S CONCEPT AND MAY CONTAIN OPTIONS WHICH ARE NOT STANDARD. BUILDER RESERVES THE RIGHT TO MAKE REASONABLE MODIFICATIONS TO THE PLANS AND SPECIFICATIONS, INCLUDING BUILDING ORIENTATION ON LOT AND REVERSAL. PROVIDED DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND SHOULD NOT BE USED AS REPRESENTATION OF THE HOME'S PRECISE OR ACTUAL SIZE. ANY STATEMENT, VERBAL OR WRITTEN, REGARDING "A/C SQUARE FEET" OR "TOTAL AREA SQUARE FEET" OR ANY REPRESENTATION OF THE SQUARE FOOTAGE SIZE OF ANY HOME IS A SHORTHAND DESCRIPTION OF THE MANNER IN WHICH THE SQUARE FOOTAGE WAS ESTIMATED AND SHOULD NOT BE CONSTRUED TO INDICATE SURENESS.



Artist's Concept Only

T: (786) 458-1805 W: www.mountaincovehomes.com

Two-Story • 4 Bedrooms • 3.5 Bathrooms • Great Room
 Laundry Room • Patio • Covered Entry • 2-Car Garage
2,138 Total Sq. Ft. Under Air
126 Sq. Ft. Covered Entry
394 Sq. Ft. • Garage
2,658 Total Sq. Ft.



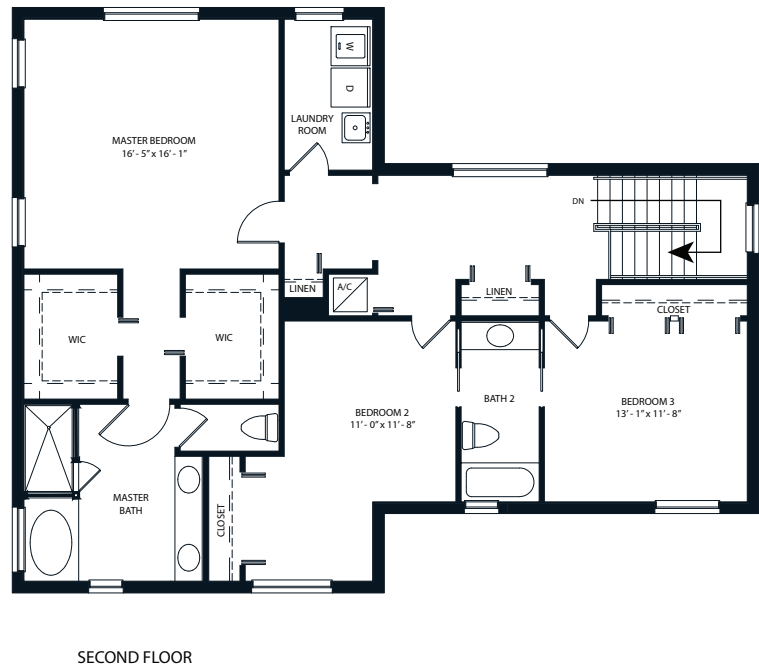
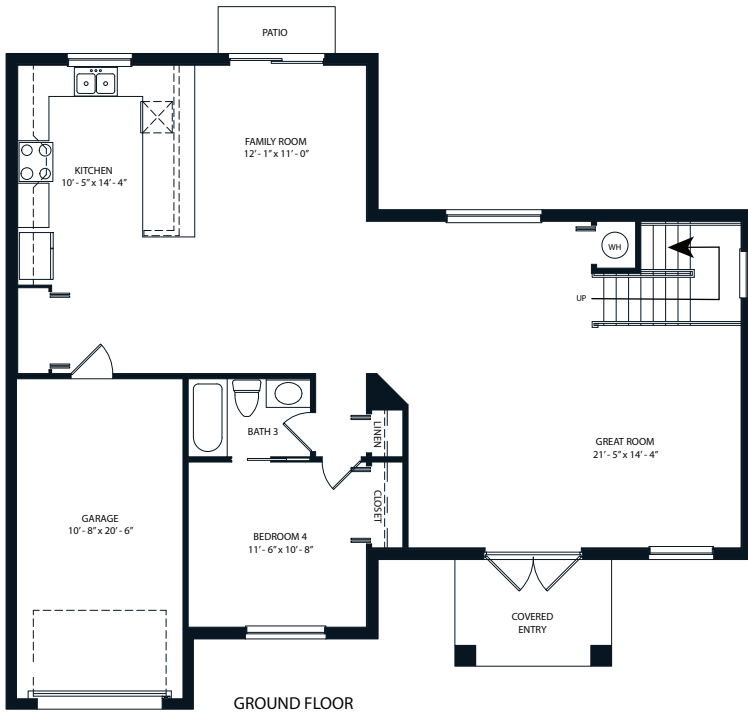
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Two-Story • 4 Bedrooms • 3 Bathrooms • Living Room
Dining Room • Family Room • Covered Entry • 2-Car Garage
2,462 Total Sq. Ft. Under Air
63 Sq. Ft. • Covered Entry
393 Sq. Ft. • Garage
2,918 Total Sq. Ft.



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Two-Story • 4 Bedrooms • 3 Bathrooms • Great Room

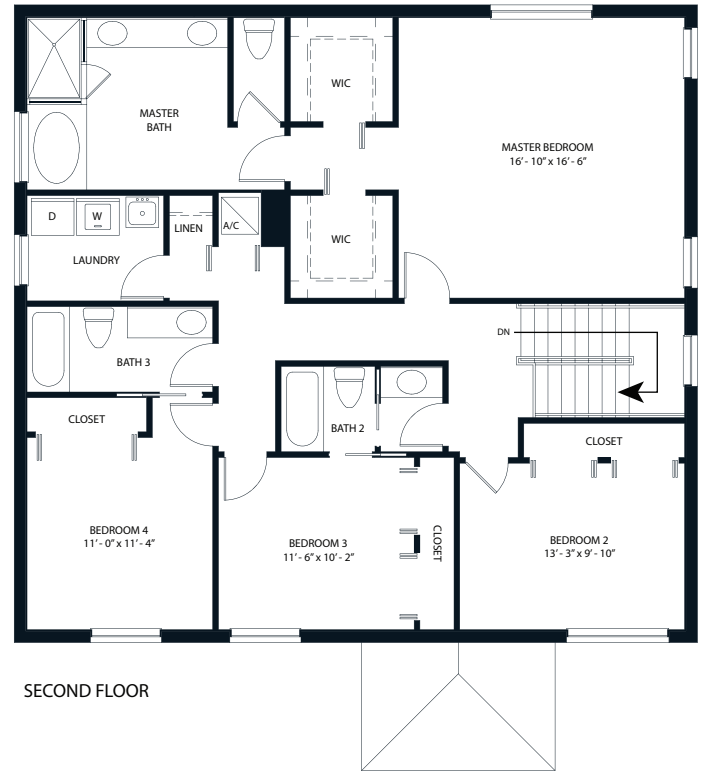
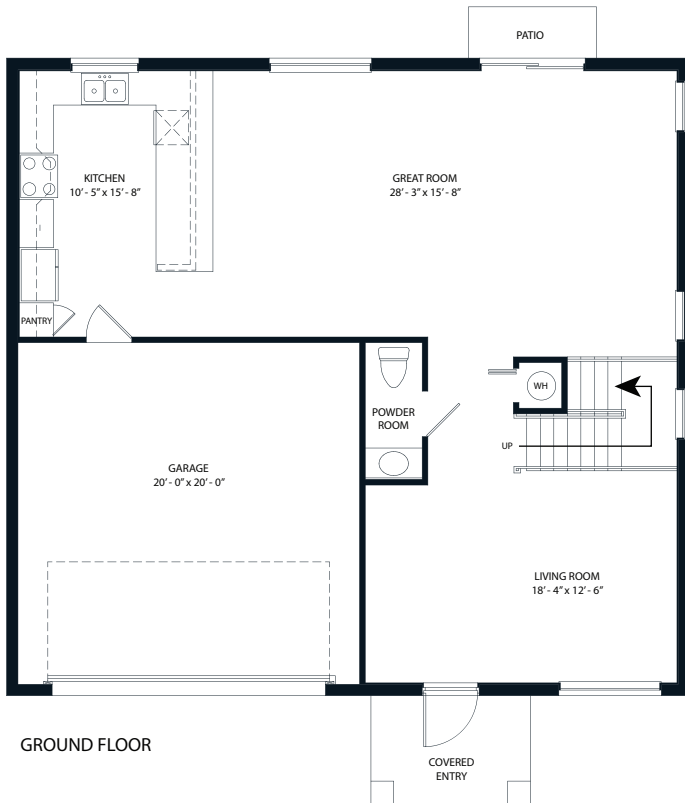
Family Room • Laundry Room • Covered Entry • 1-Car Garage

2,614 Total Sq. Ft. Under Air

69 Sq. Ft. • Covered Entry

243 Sq. Ft. • Garage

2,926 Total Sq. Ft.



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Two-Story • 4 Bedrooms • 3.5 Bathrooms • Living Room
Great Room • Laundry Room • Covered Entry • 2-Car Garage
2,498 Total Sq. Ft. Under Air
60 Sq. Ft. • Covered Entry
427 Sq. Ft. • Garage
2,985 Total Sq. Ft.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.