

eurekacove



 **MountainCoveHomes®**
A Higher Standard



ARTIST CONCEPT

www.MountainCoveHomes.com

STRUCTURAL ELEMENTS

- Reinforced concrete monolithic foundation slab
- Concrete masonry block exterior walls
- Professionally engineered roof and floor trusses with hurricane structural hardware and bracing
- Code approved hurricane panels
- Aluminum framed windows with code compliant hurricane panels

EXTERIOR FINISHES

- Architecturally designed exterior elevation
- Decorative flat concrete roof tile
- Architectural accent moldings and bands
- Sherwin Williams® exterior paint
- Covered entry
- Exterior door at Garage (Willow I & Maple I)
- Professionally designed landscaping
- Combination of pavers and concrete driveways, entry walkways, and patios
- Architectural Design Decorative Aluminum Louver (Optional)

INTERIOR FINISHES

- 20" x 20" 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
- Elegant interior doors
- Matching 2-panel bi-fold closet doors
- Vinyl-coated ventilated shelving in all closets
- Walk-in closets in Master Suites
- Flat style baseboard and door trim throughout
- Satin nickel interior door levers throughout
- Knockdown textured finish on walls and ceilings (including bathrooms)
- Sherwin Williams® interior paint on all walls and ceilings

CLIMATE CONTROL & ENERGY EFFICIENCY

- Quality Brand Name central air conditioning and heating system with programmable digital thermostat
- R-30 blown berglass insulation above all air-conditioned living space
- R-11 BATT insulation between interior walls
- R-4.1 foil insulation on all exterior masonry walls
- Quality exhaust fans in all bathroom

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 all bedrooms
- Wired for cable TV with RG-6 quad shield coaxial cable in all bedrooms

- Structured wiring for phone in kitchen and all bedrooms, and CAT-5 data lines in Master Suite
- Wired smoke detectors with battery back-up and carbon monoxide detectors
- Exterior weather proof outlets (G.F.I.) in front and rear
- Sailing with Technology (SHIP): Smart Home Integration Package— sailing on land with our "Gold Standard" SHIP brand. MCH pioneering technology with a Higher Standard (Optional)

PLUMBING

- CPVC water distribution lines
- High Efficiency Tank less water heater
- Moen® bathroom faucets throughout
- Elongated toilets throughout
- Washer and Dryer connections
- Exterior hose bibs in front and rear
- Pedestal Sink in powder room

KITCHEN & BATHS

- Custom designed wood cabinets with choice of decorator finishes
- Formica countertops in a choice of colors
- Stainless steel kitchen sink with Moen® single lever faucet
- Deluxe in-sink garbage disposal
- 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 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 shower
- Choice of elegant ceramic tile floors and bath shower walls
- 18"x18" Ceramic tile floor Master Bathroom
- 10"x17" Ceramic tile floor in Secondary Bathrooms
- Full vanity mirrors in all baths

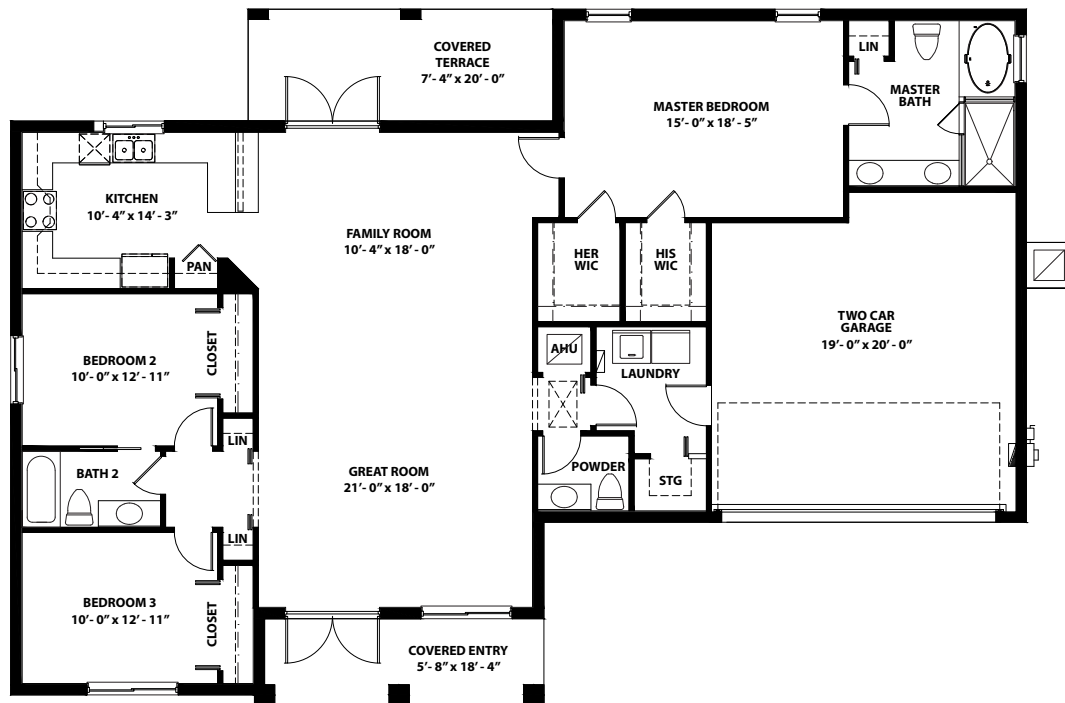
THE HIGHER STANDARD ASSURANCE

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

*Not all buyers will qualify. Not redeemable for cash. All terms and conditions subject to credit approval, market changes and availability. Buyers are not required to finance through preferred lender as a condition of purchase or access to settlement services. Included features subject to change without prior notice or obligation. As a result, please consult with one of our sales representatives for the latest community information.



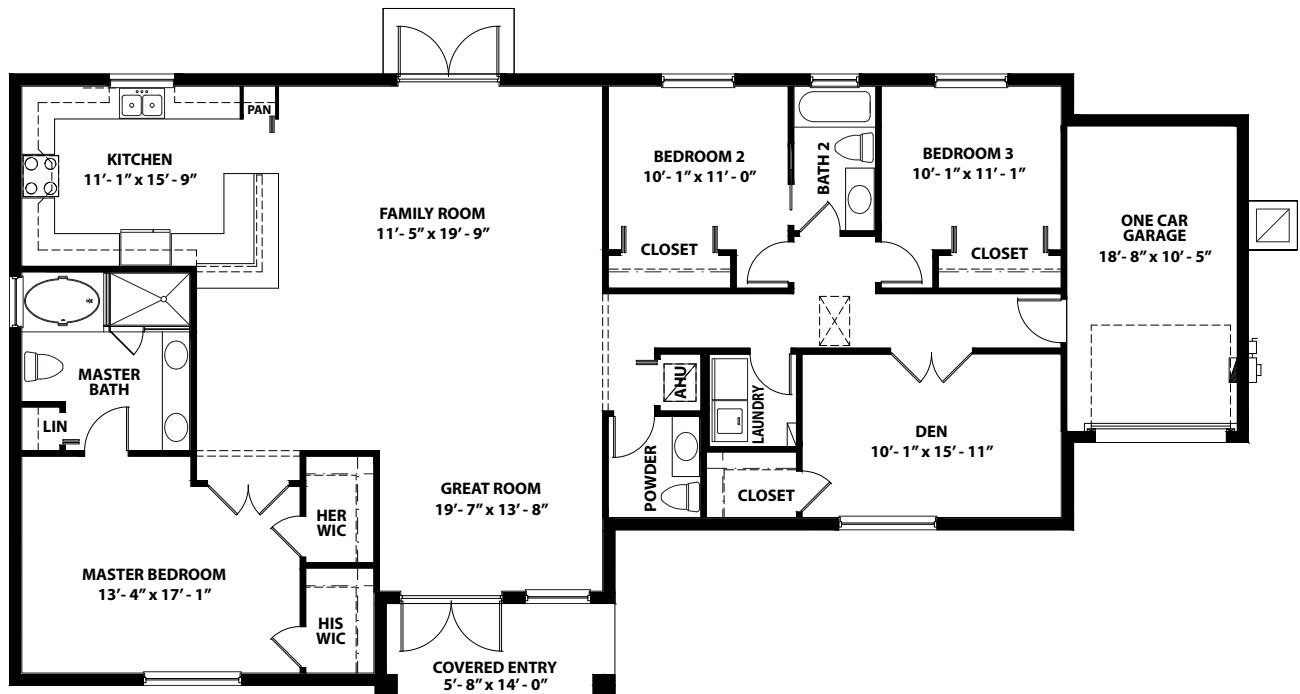
ELEVATION | ARTIST CONCEPT



ONE-STORY • 3 BEDROOMS • 2.5 BATHROOMS • FAMILY ROOM • GREAT ROOM • COVERED ENTRY • 2- CAR GARAGE

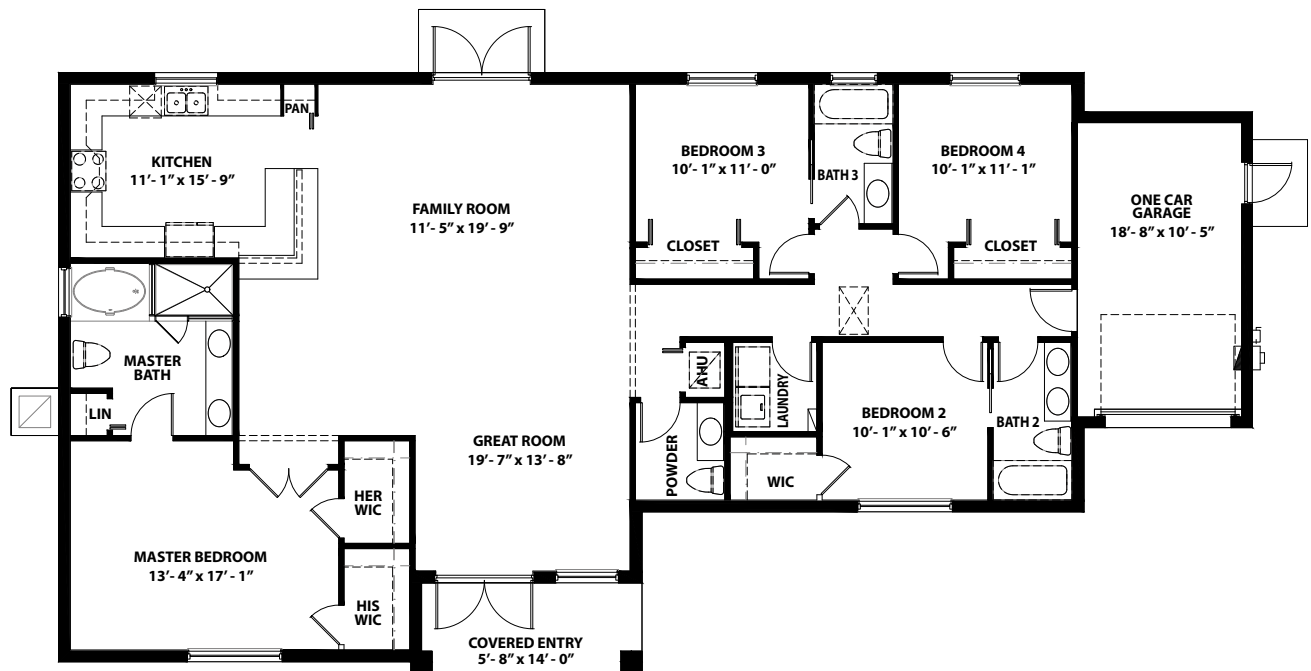
1,859 Sq. Ft. Under Air • 104 Sq. Ft. Covered Entry • 147 Sq. Ft. Covered Terrace • 430 Sq. Ft. Garage • 2,540 Total Sq. Ft.

PLANS, ARCHITECTURAL DRAWINGS, PICTURES, PHOTOGRAPHS, FEATURES, COLORS, 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.



ONE-STORY • 3 BEDROOMS • 2.5 BATHROOMS • FAMILY ROOM • GREAT ROOM • DEN • COVERED ENTRY • 1- CAR GARAGE
2,082 Sq. Ft. Under Air • 80 Sq. Ft. Covered Entry • 221 Sq. Ft. Garage • 2,383 Total Sq. Ft.

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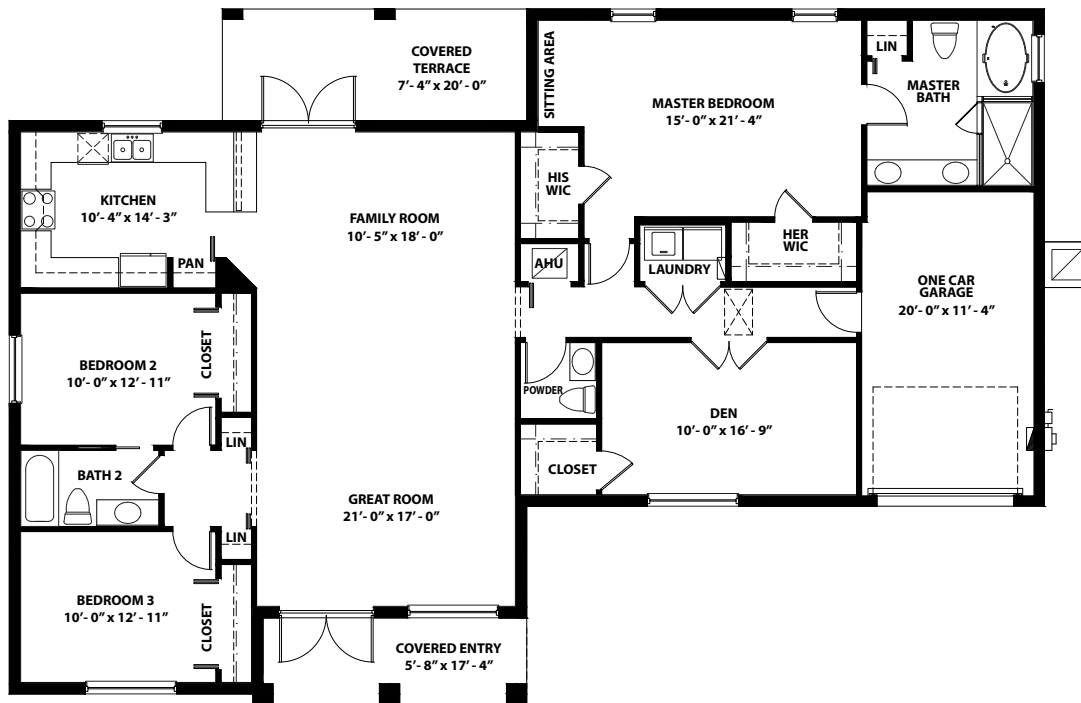


ONE-STORY • 4 BEDROOMS • 3.5 BATHROOMS • FAMILY ROOM • GREAT ROOM • COVERED ENTRY • 1- CAR GARAGE
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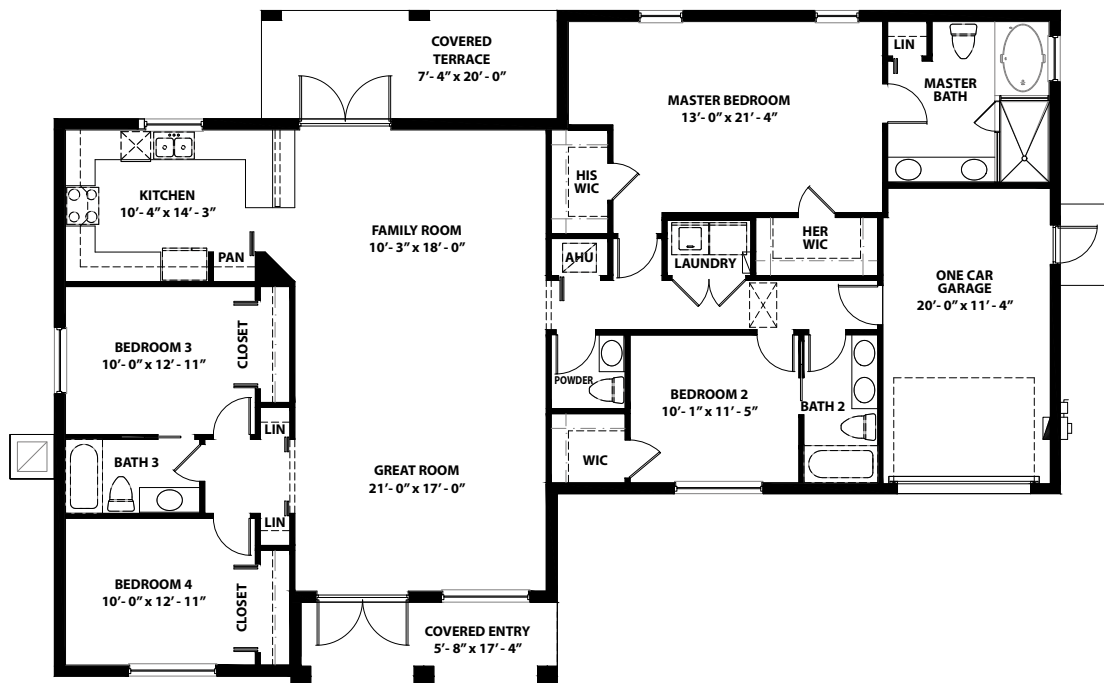
ONE-STORY • 3 BEDROOMS • 2.5 BATHROOMS • FAMILY ROOM • GREAT ROOM • COVERED ENTRY • DEN • 1- CAR GARAGE

2,057 Sq. Ft. Under Air • 99 Sq. Ft. Covered Entry • 147 Sq. Ft. Covered Terrace • 247 Sq. Ft. Garage • 2,550 Total Sq. Ft.

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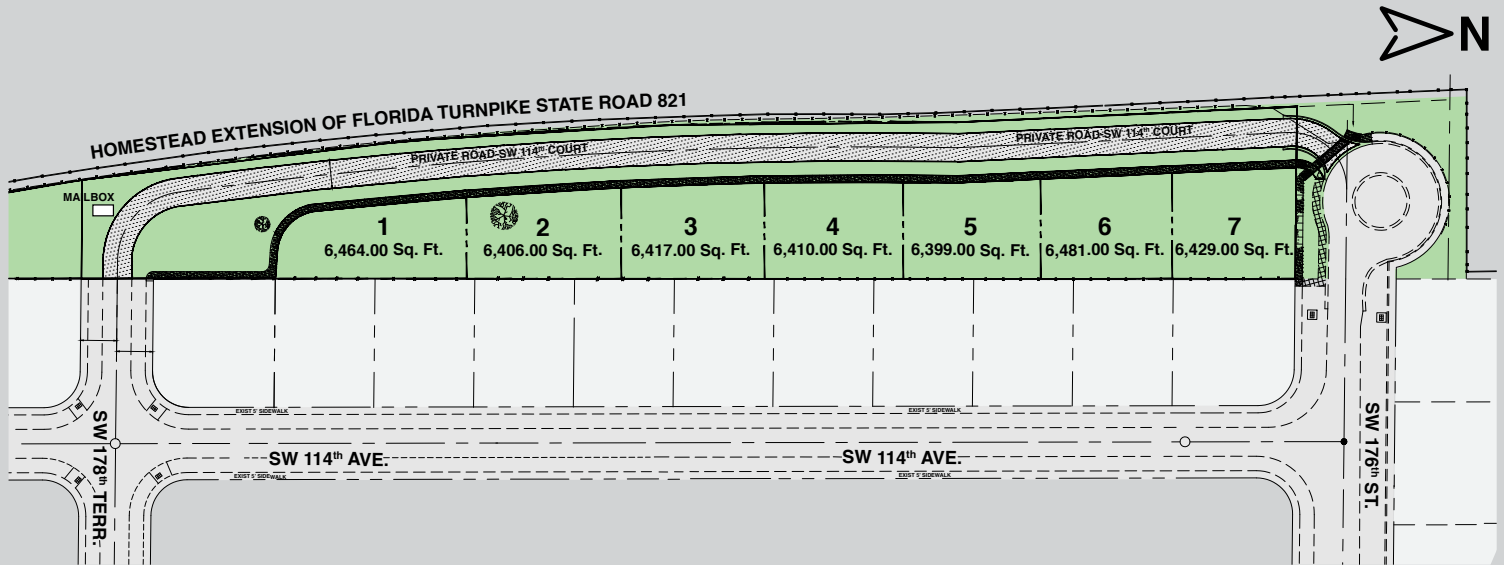
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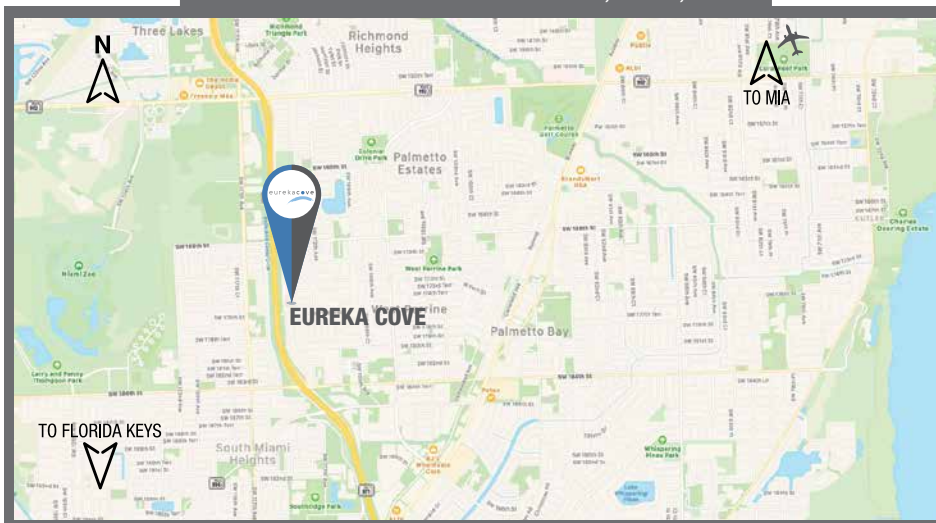
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* Lots are subject to lot premiums. Ask a sales representative for more information.

SW 114TH AVENUE & 176TH STREET, MIAMI, FL



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HOMES

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