

STANDARD FEATURES SHEET
Amelia Island Plantation
KDI Homes
Fernandina Beach, FL
904-753-2910

AIR CONDITIONING AND HEATING

- ❖ We install Carrier 15 seer air to air heat pump systems with variable speed handler unit with humidistat thermostat for dehumidifying the home.

APPLIANCES

- ❖ A fully equipped kitchen that would make any chef proud
- ❖ Whirlpool brand name stainless steel appliances
- ❖ Energy Star Qualified 26 cu ft French Door Refrigerator and 24" Quiet Partner Stainless Steel Interior Dishwasher
- ❖ 36" L/P Gas Cooktop and 30" Combination Microwave Wall Oven with Convection Cooking and in sink disposer
- ❖ 36" Stainless Steel Chimney Style Vented Range Hood

CABINETS AND COUNTERTOPS

- ❖ Timberlake brand cabinets throughout
- ❖ Kitchen features 42" wall cabinets, glass doors on selected wall cabinets and peninsula with eat-at bar
- ❖ Granite countertops with under mount sinks throughout
- ❖ Master bath features double bowl vanity in countertop

ELECTRICAL & STRUCTURED WIRING

- ❖ For your safety and convenience the following are included:
- ❖ 200A service
- ❖ We install 4 interior and 1 exterior ceiling fans
- ❖ 5 phone pre-wires
- ❖ 5 TV pre-wires
- ❖ Hardwired security pre-wire
- ❖ Upgraded Energy Star lighting using Progress Brand, Trinity Collection fixture package in Brushed Nickel with LED bulbs throughout the home and under cabinet LED lighting in the kitchen
- ❖ Energy Star bath fans
- ❖ Combination C.O./smoke detectors
- ❖ For your comfort we have added a wall heater in the master bathroom
- ❖ Whole house central vacuum system

EXTERIOR

- ❖ Hardee vented soffits and Artisan siding throughout
- ❖ Side screen porch
- ❖ 30 year Owens Corning shingles and peel and stick secondary water barrier under the shingles
- ❖ Irrigation system and beach style landscape package
- ❖ Brick Paver driveway, courtyard and screen porch patio

EXTERIOR DOORS & WINDOWS

- ❖ We offer solid vinyl ThermaTru windows with tilt sash and triple coated low E glass and simulated divided light grill's
- ❖ Fiberglass foam filled exterior doors
- ❖ Transoms on selected door units
- ❖ Automatic garage door(s) with opener(s) and remote entry keypad

FLOOR COVERINGS

- ❖ 5" wide plank Hand Scraped Hickory hardwood flooring in all bedrooms and formal areas
- ❖ Porcelain tile in laundry room and all baths

FOUNDATION

- ❖ Elevated monolithic slab

INSULATION

- ❖ To insure your comfort and hold utility bills down the following insulation package is utilized:
 - ❖ ZIP System secondary moisture barrier with taped joints on exterior walls
 - ❖ 2" x 6" exterior walls insulated with R-20 blown cellulous
 - ❖ All ceiling areas insulated with R-50 blown fiberglass blanket
 - ❖ Radiant barrier roof plywood
 - ❖ Energy Efficient caulking package

INTERIOR TRIM

- ❖ One of the final touches in the construction of your new home is the installation of the interior trim, we include the following:
 - ❖ Upgraded trim package throughout that includes all doors and windows
 - ❖ 7 piece trim on all doors and windows
 - ❖ 5 ¼" baseboard throughout
 - ❖ Crown molding in all living areas and master bedroom
 - ❖ Satin nickel lever knobs

INTERIOR WALL & CEILING FINISHES

- ❖ Complementing the interior design are smooth finish, single color 10' walls
- ❖ Ceilings are double knock down white
- ❖ Upgraded trim package painted white

PLUMBING

- ❖ We feature Moen Eva Collection faucets and matching towel bar accessories in all baths
- ❖ 94% efficient Rinnai tankless hot water heater
- ❖ All hot water pipes insulated in the slab
- ❖ Master bathroom features drop in garden tub and tiled shower
- ❖ Water softener and reverse osmosis drinking water filtration system installed for your convenience
- ❖ Single bowl 18 gauge stainless steel farmhouse kitchen sink with faucet/hand sprayer combination
- ❖ Convenient mop sink located in laundry room
- ❖ We feature on an demand hot water system and water softener system

STORAGE

- ❖ 240 sq. ft. plywood decked storage area over garage with pull down stairs

WARRANTY

- ❖ A well-constructed home should give you pride and joy of ownership
- ❖ A 5 year warranty from the builder structurally and 1 year on building systems

**ALL LAYOUTS ARE PER KDI HOMES DESIGN AND DESCRETION
DENOTES ENERGY EFFICIENT PRODUCTS**