

# STANDARD FEATURES SHEET

36 Long Point Drive

KDI Homes

Fernandina Beach, FL

904-753-2910

**4479 CONDITIONED SQUARE FOOT HOME**

**.43 ACRE LOT WITH PLENTY OF ROOM FOR IN GROUND POOL**

**PROPERTY BACKS UP TO 9<sup>th</sup> TEE BOX AT LONG POINT GOLF COURSE**

## 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
- ❖ High Efficiency 4" pleated air filters 50% better and lasts 5 times longer than a standard filter

## APPLIANCES

- ❖ A fully equipped kitchen that would make any chef proud
- ❖ Wolf and Sub Zero brand stainless steel appliances
- ❖ Wolf 36" L/P Gas Cooktop and 30" Combination Microwave Wall Oven with Convection Cooking and in sink disposer
- ❖ 36" Vented Range Hood to match cabinetry
- ❖ 24" Under Counter Wine Cooler

## CABINETS AND COUNTERTOPS

- ❖ Kraftmaid brand cabinets throughout utilizing all plywood construction with soft close doors, drawers & rollout trays
- ❖ Kitchen features glass doors on selected wall cabinets and island with California height eat-at bar
- ❖ Quartz & Granite countertops with under mount sinks throughout
- ❖ Master bath features separate his & hers vanities each with cabinet tower and framed mirrors to match cabinetry
- ❖ Custom shelving system in the master bedroom closets

## ELECTRICAL & STRUCTURED WIRING

- ❖ For your safety and convenience the following are included:
- ❖ 200A service
- ❖ We install 10 interior ceiling fans with dimmer speed controls
- ❖ 9 phone pre-wires
- ❖ 9 TV pre-wires
- ❖ Completely installed, hardwired security system
- ❖ 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 4" – 90 cfm bath fans
- ❖ Combination C.O./smoke detectors
- ❖ For your comfort we have added a wall heater in the master bathroom
- ❖ Convenient LED lighting in all closets
- ❖ Whole house central vacuum system
- ❖ Leviton lightening surge protection for connected equipment coverage up to \$25,000.00
- ❖ Electric elevator with 8' tall cab

## EXTERIOR

- ❖ Hardee vented soffits, board & batten siding on 1<sup>st</sup> floor and shakes on 2<sup>nd</sup> floor & gables
- ❖ 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 and rear patio area

## EXTERIOR DOORS & WINDOWS

- ❖ We offer solid vinyl Jeld Wen 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
- ❖ Quality Jeld Wen 8' x 8' sliding glass doors in sun room
- ❖ Automatic garage door(s) with opener(s) and remote entry keypad

### **FLOOR COVERINGS**

- ❖ Porcelain tile in laundry room and all baths
- ❖ Hardwood flooring throughout the home

### **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 3 ½" spray foam insulation
- ❖ Spray foam insulation in Bonus Room
- ❖ 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
- ❖ 7 ¼" baseboard throughout
- ❖ 8' solid core 5 panel shaker style interior doors throughout
- ❖ Crown molding throughout the home
- ❖ Upgraded wood closet shelving system throughout
- ❖ Schlage round black knobs throughout with keypad entry deadbolt on front door

### **INTERIOR WALL & CEILING FINISHES**

- ❖ Complementing the interior design are smooth finish, 10' walls and white smooth finish ceilings
- ❖ Upgraded trim package painted white

### **PLUMBING**

- ❖ We feature Delta Cassidy in master bath and Moen Eva Collections faucets and matching towel bar accessories in all other baths
- ❖ 96% efficient Rinnai tankless hot water heater with on-demand recirculation pump
- ❖ All hot water pipes insulated in the slab
- ❖ Master bathroom features a freestanding tub and tiled shower with upgraded shower heads
- ❖ Double bowl white farmhouse kitchen sink with faucet/hand sprayer combination and separate bar sink
- ❖ Convenient mop sink located in laundry room
- ❖ We feature a water softener system with reverse osmosis drinking water faucet for your convenience

### **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***

**Revised August 24, 2017**