



HOLIDAY BUILDERS

Homes built with heart®

FAIRWAY ISLES MILESTONE FEATURES

IMPRESSIVE EXTERIORS

- One Story Homes - Concrete block construction with decorative textured finish on all sides (garage interior “struck block”)
- Two Story Homes - Combination concrete block and frame construction with decorative textured finish on all sides (garage interior “struck block”)
- Hurricane rated engineered wood trusses
- Exterior floor stained at covered entry and lanai (per plan)
- Owens Corning® Architectural shingles - 30 year mildew resistant
- OSB roof sheathing
- Aluminum fascia and vinyl soffit
- Colonial style windows on the front of the house
- Concrete driveway up to 640 sq. ft. (if applicable)
- Carriage light pre-wire
- Landscaping package
- Two outside faucets
- Bahia sod (up to 9,000 sq. ft.)

ELEGANT INTERIORS

- Marble window sills throughout house
- Rocker switches throughout house
- Progress® lighting package
- Plant ledges (per plan)
- Volume ceilings (per plan)
- Knockdown ceilings
- Resilient no-wax Armstrong® vinyl flooring
- Stain resistant wall to wall Shaw® carpeting

GOURMET KITCHENS

- Your choice of cabinet selections
- Cabinet over refrigerator
- Maytag® Refrigerator with ice maker
- Maytag® gas range with self-cleaning oven
- Maytag® over-the-range microwave oven
- Maytag® insulated dishwasher with three wash levels
- Double compartment stainless steel sink
- Moen® faucet with pullout sprayer
- Garbage disposal pre-wire

LUXURIOUS BEDROOMS AND BATHS

- Easy-care Sterling by Kohler® bath and shower units
- Garden tub per plan
- Raised panel bifold closet doors
- Linen closet (per plan)
- Elongated toilets
- Wall mount bath accessories
- Moen® faucets
- Vanity mirrors with separate medicine cabinets (per plan)

ENERGY SMART FEATURES

- Digital programmable thermostat
- 14 S.E.E.R. R410A rated heating, ventilation and A/C system
- Air conditioning vents in walk-in closets
- Owens Corning® R-30 insulation above living area
- R-4.1 Vapor Shield Hi-Perm wall insulation
- Insulated attic duct work
- Low E windows
- Energy efficient roof vent & soffit for attic ventilation
- Six mil plastic vapor barrier under all concrete floors, including garage and patio
- All necessary exterior joints caulked (including around doors and windows)
- Insulated fiberglass entrance door
- All exterior doors and windows weather-stripped. Doors sealed on all six sides; windows equipped with factory installed weather-stripping
- Two exterior weatherproofed outlets
- Exhaust fans in all bathrooms
- Ground fault receptacles in baths, kitchen & garage
- 220 volt dryer outlet/vented outside
- Electronic smoke detection system
- 200 amp electric service
- Square D® QO circuit panels
- Pre-wire for telephone and TV in all rooms (per plan)
- Pre-wire for garage door opener
- Pre-wire for ceiling fans in bedrooms, living room or great room (per plan)
- 50 gallon energy miser water heater
- Water conserving toilets, faucets and shower heads
- Recessed “no-drip” washer connections (per plan)
- CPVC FlowGuard Gold® water lines (50 year warranty)

CONVENIENCE & PROTECTION

- Twice the Warranty - TWO Full Years of Holiday Builders Coverage
- Bonded Builders 10 Year Limited Structural Warranty
- Storm panels for all glass openings (as req'd by code)
- Renewable termite bond
- “Tubes in the wall” pest control system
- Deadbolts on all exterior swing doors
- Building impact fees as required by municipalities
- All surveys for standard home sites
- All necessary building permits
- On-site color and design selections

ADDITIONAL FEATURES IN FAIRWAY ISLES

- Screened lanai
- Garbage disposal
- Carriage lights
- Gas range with self-cleaning oven
- Gas hot water heater
- Sidewalks and underground utilities
- Gas drop for BBQ grill rear patio
- Floritam sod with irrigation system
- Upgraded landscaping package
- Mailboxes

*Features may vary depending on home selected and are “per plan” and per community. Availability, features, amenities, specifications, plans, dimensions and designs vary per plan and are subject to change or substitution without notice by seller. CRC 1329563. Holiday Builders. 3/09.

