

# SILVER LANDING

AT SILVERLEAF



◆ **MASTERCRAFT** ◆  
BUILDER GROUP

# ABOUT

## SILVER LANDING AT SILVERLEAF

MasterCraft is building new semi-custom homes in Silver Landing, a premier neighborhood within SilverLeaf, a new master-planned community in St. Johns County, Florida. SilverLeaf is a family-friendly, amenity-rich, new home community where you can live, work, and play. Situated on more than 8,500 acres of natural splendor, SilverLeaf brings you closer to nature with over 3,500 acres of pristine conservation land.

Most of our homesites offer preserve and lake views providing an exceptional sense of serenity and privacy. SilverLeaf rivals Nocatee in size and amenities, but with one big difference... \$0 CDD fees. Residents enjoy many resort-style amenities without having to pay a premium. Planned amenities include miles of bicycle and walking trail, dog park, tennis and pickle ball courts, and many neighborhood parks and playgrounds. SilverLeaf is also zoned for almost 2 million square feet of mixed use and commercial space for convenient access to dining, shopping, medical and other business services.

Silver Landing is the newest section, featuring 60' and 70' homesites, many of which back to conservation/preserve and water views. Close to the 16A entrance, Silver Landing will have easy access to the World Golf Village and Murabella shopping and restaurants



Map is conceptual and not to scale. Actual development, including any planned or proposed features, may vary from the map and be outside of the control of MasterCraft Builder Group.

# HIGHER STANDARDS 3.0

SILVER LANDING AT SILVERLEAF

Some builders call them upgrades, we call them standards.

Higher standards are inherent in our designs. Look for our red diamond to signify these amazing features that come standard in each quality MasterCraft home.

## ELEGANT INTERIORS

- ◆ Smooth walls for a more elegant look
- ◆ Sherwin Williams low VOC wall paint in 6 color choices – stylish, environmentally safe and durable
- ◆ 5 1/4" base molding
- ◆ 3 1/4" door casing
- ◆ Solid core interior doors on all bedrooms, bathrooms and laundry room
- ◆ 6'8" tall interior doors throughout
- ◆ Ceiling fan prewire in study, family room, all bedrooms and at rear lanai
- ◆ Family foyer drop zone with USB outlet
- ◆ Category leading Electrolux front load, Energy Star Rated, clothes washer (white) with 4.4 Cu Ft capacity, LuxCare wash system, and 20-minute fast wash
- ◆ Electrolux front load, Energy Star Rated, gas clothes dryer (white) with 8.0 Cu Ft capacity, with moisture sensors, extended tumbler, 20-minute fast dry, and more
- ◆ Dedicated laundry room with space for side-by side washer and dryer
- ◆ 9' tall ceilings throughout (per plan)
- ◆ 17" ceramic tile floors in foyer, kitchen, breakfast nook, family room, laundry, first floor flex room, first floor halls and all baths
- ◆ Stain resistant carpet by Shaw with five-year warranty and 6 lb. pad
- ◆ Decorative light fixtures by Kichler
- ◆ Single knockdown ceilings
- ◆ Free-sliding vinyl coated shelving in all bedroom closets. double hung shelving on longest wall in master closet
- ◆ Brushed nickel Kwikset lever handles on all doors
- ◆ Recessed lighting in kitchen, hallways, and showers
- ◆ Room for secondary refrigerator in pantry or laundry room (per plan)
- ◆ 5' windows throughout

## GOURMET MASTERCRAFT KITCHENS

- ◆ Frameless cabinets by KitchenCraft, featuring full overlay solid wood cabinet doors and dovetail drawers, all with soft close feature, with your choice of stained finish
- ◆ Choice of 3cm Quartz or Granite countertops, with 3 options of undermount stainless steel sink configurations
- ◆ Choice of cabinet pulls and knobs
- ◆ Frigidaire Professional, 30" 5-burner gas range with front controls, air fry, convection, and included griddle pan
- ◆ Frigidaire Professional Energy Star Rated Dishwasher with Smartboost Clean technology, Max Dry, 30-minute clean cycle, and target wash zones for dishes of all shapes and sizes
- ◆ Frigidaire Professional, over-the-range microwave, with 1.9 Cu Ft capacity, air fry, convection baking, and 3-speed fan, with venting directly to the outside
- ◆ Frigidaire Professional, side-by-side, stainless-steel, Energy Star Rated refrigerator, Energy Star Rated, featuring an external water and ice dispenser, deep shelving, LED lighting, and deli drawer
- ◆ California style kitchen island
- ◆ Moen stainless finish single lever pullout faucet with lifetime warranty
- ◆ Moen 1/2 HP compact garbage disposal with VORTEX Motor and convenient countertop air switch

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## PERSONAL ATTENTION & WARRANTIES

- ◆ Personal design center appointment
- ◆ Smart Home technology design appointment
- ◆ Pre-construction meeting to review final selections and plans
- ◆ Pre-drywall orientation
- ◆ Homeowner orientation
- ◆ Builder representative to accompany you at closing
- ◆ One-Year MasterCraft warranty
- ◆ Ten-Year structural warranty through Maverick
- ◆ One-Year termite monitoring with Advanced bait station including repair bond up to \$1,000,000

## LUXURIOUS MASTER BATHROOMS

- ◆ Raised height frameless vanity cabinets by KitchenCraft, featuring full overlay solid wood cabinet doors and dovetail drawers, all with soft close feature, with your choice of stained finish
- ◆ Choice of cabinet pulls and knobs
- ◆ Choice of 2cm Quartz or 3cm Granite vanity countertops
- ◆ Porcelain undermount sinks
- ◆ Upgraded 8" widespread Moen Eva chrome faucets with lifetime warranty
- ◆ 3/8" clear glass frameless shower enclosure
- ◆ Moen oversized chrome showerhead
- ◆ Shower walls tiled from floor to ceiling
- ◆ Separate toilet room for privacy
- ◆ Vanity sized mirror with overhead decorative lighting

## LUXURIOUS SECONDARY BATHROOMS

- ◆ Raised height frameless vanity cabinets by KitchenCraft, featuring full overlay solid wood cabinet doors and dovetail drawers, all with soft close feature, with your choice of stained finish
- ◆ Choice of cabinet pulls and knobs
- ◆ Choice of 2cm Quartz or 3cm Granite vanity countertops
- ◆ Porcelain undermount sink(s)
- ◆ Moen Eva chrome faucet(s) with lifetime warranty
- ◆ Moen oversized chrome showerhead(s)
- ◆ Tub/shower walls tiled to ceiling
- ◆ Durable porcelain coated steel tub(s)

## ENERGY SAVING AND ADVANCED CONSTRUCTION FEATURES

- ◆ Site specific HERS energy rating which provides your home an individualized efficiency score.
- ◆ Natural gas piping to cooktop, water heater, dryer and rear lanai
- ◆ Rinnai tankless gas water heater
- ◆ R19 wall insulation
- ◆ R38 ceiling insulation

- ◆ Superior 2x6 exterior wall construction
- ◆ Low-E glazed insulated glass and vinyl frame tilt-out windows
- ◆ Lennox high efficiency heating and cooling system(s) with variable speed air handler
- ◆ LED bulbs in all lighting fixtures including recessed can lights
- ◆ LED strip lighting in garage, laundry room, and walk-in closets
- ◆ Toto elongated "universal" (raised) height toilets in all bathrooms with 1.6 gallons per flush
- ◆ High quality AdvanTech subfloor on 2nd stories for more quiet and solid feeling floors
- ◆ Innovative Zip System wall sheathing to minimize air leakage and provide greater structural durability
- ◆ GAF synthetic roof underlayment for greater protection

## CLASSIC EXTERIORS

- ◆ Full paver driveway and lead walk
- ◆ Covered rear lanai
- ◆ 8' fiberglass entry door with glass insert
- ◆ 6" seamless gutters with downspouts on the front elevation
- ◆ GAF Roofing System including Architectural Shingles with lifetime warranty
- ◆ Drywall finished garage
- ◆ Oversized 8' tall, insulated garage door(s) with glass insert panel for additional light and curb appeal
- ◆ Decorative coach light(s) at garage
- ◆ Attractive Florida friendly landscape package with full irrigation and sodded yard
- ◆ Two sets of flood lights off rear of home
- ◆ Superior, low-maintenance cementitious siding by James Hardie
- ◆ Weatherproof electrical outlet at front and rear of home
- ◆ Low maintenance vinyl soffit and aluminum fascia with choice of color
- ◆ Two hose bib locations

## HI-TECH FEATURES

- ◆ ClareOne smart home hub, which controls a wide range of included connected devices:
  - Security system with motion sensor, contacts on all first floor windows and doors, and three months of free monitoring
  - LiftMaster ultra-quiet smart garage door opener
  - Kwikset Dakota handle at front door with smartcode electronic deadbolt
  - Ecobee-3 lite lifestyle customizable thermostat
- ◆ Doorbell camera
- ◆ Leviton circuit breaker load center
- ◆ Up to 8 locations of CAT6 or RG6 prewires for connectivity and flexibility
- ◆ 30" structured wiring panel
- ◆ TV prep conduit in one location of customer choice

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- ◆ Sherwin Williams low VOC wall paint in 6 color choices – stylish, environmentally safe and durable
- ◆ 5 1/4" base molding
- ◆ 3 1/4" door casing
- ◆ Solid core interior doors on all bedrooms, bathrooms and laundry room
- ◆ 8' tall interior doors throughout first floor
- ◆ Ceiling fan prewire in study, family room, all bedrooms and at rear lanai
- ◆ Family foyer drop zone with USB outlet
- ◆ Category leading Electrolux front load, Energy Star Rated, clothes washer (white) with 4.4 Cu Ft capacity, LuxCare wash system, and 20-minute fast wash
- ◆ Electrolux front load, Energy Star Rated, gas clothes dryer (white) with 8.0 Cu Ft capacity, with moisture sensors, extended tumbler, 20-minute fast dry, and more
- ◆ Oversized laundry room with space for washer, dryer, utility sink, and cabinets
- ◆ 10' tall ceilings downstairs and 9' tall ceilings upstairs
- ◆ 17" ceramic tile floors in foyer, kitchen, breakfast nook, family room, laundry, first floor flex room, first floor halls and all baths
- ◆ Stain resistant carpet by Shaw with five-year warranty and 6 lb. pad
- ◆ Decorative light fixtures by Kichler
- ◆ Single knockdown ceilings
- ◆ Free-sliding vinyl coated shelving in all bedroom closets. double hung shelving on longest wall in master closet
- ◆ Brushed nickel Kwikset lever handles on all doors
- ◆ Recessed lighting in kitchen, hallways, and showers
- ◆ Room for secondary refrigerator in pantry or laundry room
- ◆ 6' windows downstairs and 5' windows upstairs

## GOURMET MASTERCRAFT KITCHENS

- ◆ Frameless cabinets by KitchenCraft, featuring full overlay solid wood cabinet doors and dovetail drawers, all with soft close feature, with your choice of stained finish
- ◆ Choice of 3cm Quartz or Granite countertops, with 3 options of undermount stainless steel sink configurations
- ◆ Choice of cabinet pulls and knobs
- ◆ Electrolux 36" stainless steel 5-burner gas cooktop with brass power burner, LED backlit knobs, and included griddle
- ◆ Electrolux ultra-quiet (45dba), Energy Star rated, stainless-steel dishwasher with hidden controls, third-level rack, targeted wash zones, interior light and more
- ◆ Electrolux built-in stainless steel microwave and oven combo, featuring a built-in air fryer, Air Sous Vide technology, steam bake and roast, temperature probe, remote monitoring, and much more
- ◆ 36" under-cabinet stainless steel range hood with 3-speed fan and stainless steel filters, directly vented to the outside
- ◆ Electrolux counter depth, stainless steel, Energy Star Rated, French door refrigerator, featuring an external water and ice dispenser, auto-humidity control crispers, flexible organization system, and adjustable temperature drawer.
- ◆ California style kitchen island with cabinets storage and finished paneling
- ◆ Moen stainless finish single lever pullout faucet with lifetime warranty
- ◆ Moen 1/2 HP compact garbage disposal with VORTEX Motor and convenient countertop air switch

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- ◆ Ten-Year structural warranty through Maverick
- ◆ Two-Year limited factory warranty on all Electrolux appliances
- ◆ One-Year termite monitoring with Advanced bait station including repair bond up to \$1,000,000

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- ◆ Porcelain undermount sinks
- ◆ Upgraded 8" widespread Moen Eva chrome faucets with lifetime warranty
- ◆ 3/8" clear glass frameless shower enclosure
- ◆ Oversized shower with 7" Moen Waterhill "gooseneck" shower arm and head
- ◆ Shower walls tiled from floor to ceiling
- ◆ Separate toilet room for privacy
- ◆ Vanity sized mirror with overhead decorative lighting

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