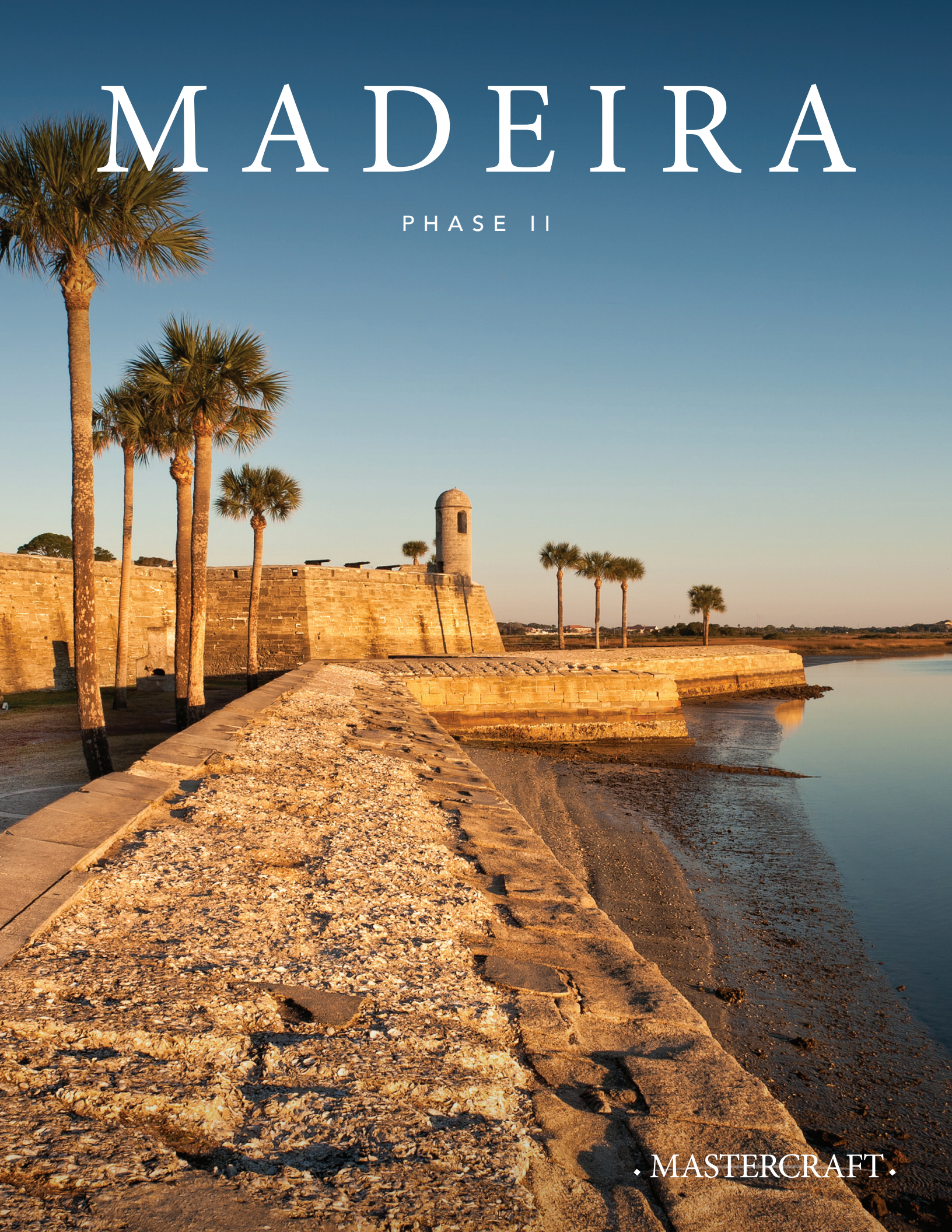


MADEIRA

PHASE II

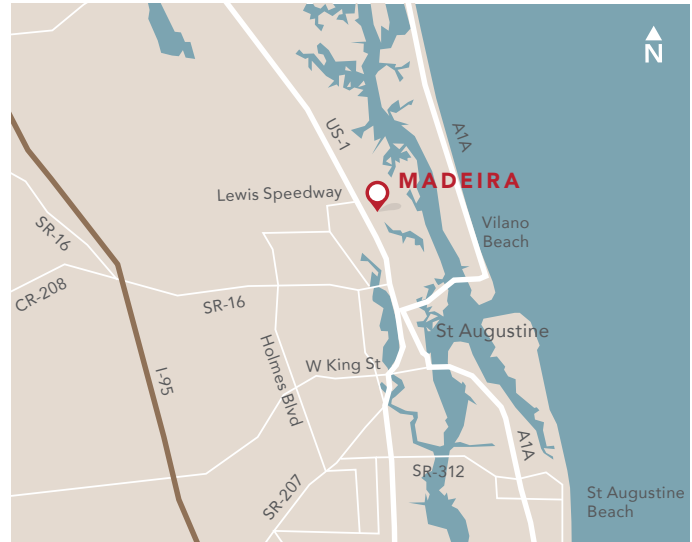


• MASTERCRAFT •

ABOUT

MADEIRA

Perfectly situated near historic St. Augustine, Madeira is in one of Northeast Florida's most desirable areas to live work and play. With its natural beauty and Old World charm, Madeira provides an unparalleled setting appealing to even the most discerning homebuyer. Nestled along the scenic Intracoastal Waterway, Madeira encompasses more than 1,000 acres, 600 of which is unspoiled wetlands, a tidal creek, lakes and preserved natural areas lined with ancient live oaks and other beautiful foliage. Madeira's lush natural environment is the perfect backdrop for new homes with picturesque views.



◆ Model Home

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 2.0

MADEIRA

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
- ◆ 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
- ◆ Samsung top load washer and gas dryer with moisture sensor
- ◆ Oversized laundry room with space for washer, dryer, utility sink, and cabinets
- ◆ 10' tall ceilings downstairs and 9' tall ceilings upstairs
- ◆ First two stair treads are stained wood (per plan)
- ◆ 17" ceramic tile floors in foyer, kitchen, breakfast nook, family room, laundry, 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
- ◆ Two windows in every secondary bedroom
- ◆ 6' windows downstairs and 5' windows upstairs

GOURMET MASTERCRAFT KITCHENS

- ◆ 42" upper cabinets with crown moulding in choice of colors and style
- ◆ Solid wood cabinet doors and dovetailed drawers with soft close feature
- ◆ Granite countertops with choice of undermount stainless steel sink
- ◆ Samsung 36" stainless steel gas cooktop with powerful heat and precise control
- ◆ Samsung top control dishwasher with stainless steel interior, LinearWash technology, flex tray and auto-release features
- ◆ Samsung built-in convection microwave and convection wall oven with digital display and smart control
- ◆ Samsung 36" under-cabinet stainless steel vent hood, vented to the outside
- ◆ Samsung side-by-side refrigerator with LED lighting, digital display, external water and ice dispenser
- ◆ California style kitchen island
- ◆ Moen stainless finish single lever pullout faucet with lifetime warranty
- ◆ Choice of cabinet pulls and knobs
- ◆ Moen 1/2 HP compact garbage disposal with VORTEX motor and convenient countertop air switch

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

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- ◆ Builder representative to accompany you at closing
- ◆ One-year MasterCraft warranty
- ◆ Ten-year structural warranty through Centricity
- ◆ Three year limited factory warranty on all Samsung appliances*
- ◆ One-year termite monitoring with advance bait stations, includes repair bond up to \$1,000,000

LUXURIOUS MASTER BATHROOM

- ◆ Elegant freestanding tub (per plan) by Maax
- ◆ Upgraded 8" widespread Moen Eva chrome faucets with lifetime warranty
- ◆ Raised height vanities in your choice of color and style with porcelain undermount sinks
- ◆ Choice of quartz or granite vanity countertops
- ◆ Solid wood cabinet doors and dovetailed drawers with soft close feature
- ◆ Choice of cabinet pulls and knobs
- ◆ 3/8" Clear glass frameless shower enclosure
- ◆ Oversized shower with 7" Moen Waterhill "goose neck" shower arm and head
- ◆ Shower walls tiled from floor to ceiling
- ◆ Separate toilet room for privacy
- ◆ Vanity sized mirror with overhead decorative lighting

LUXURIOUS SECONDARY BATHROOMS

- ◆ Raised height vanities in your choice of color and style, with porcelain undermount sink(s)
- ◆ Solid wood cabinet doors with dovetailed drawers with soft close feature
- ◆ Choice of cabinet pulls and knobs
- ◆ Choice of quartz or granite vanity countertops
- ◆ Tub/shower walls tiled to ceiling
- ◆ Moen oversized chrome showerheads
- ◆ Moen Eva chrome faucet with lifetime warranty
- ◆ Durable porcelain coated steel tub(s)

ENERGY SAVINGS AND ADVANCED CONSTRUCTION FEATURES

- ◆ Residential Energy Guarantee through Centricity
- ◆ 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 2 x 6 exterior wall construction
- ◆ Low-E vinyl double pane vinyl frame tilt-out windows

- ◆ Lennox 16 SEER high efficiency, 2-stage, 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 1.28 gallons per flush
- ◆ High quality AdvanTech sub floor on 2nd stories for more quiet and solid feeling floors
- ◆ Innovative zip system wall sheathing to minimize air leakage and provide greater structural durability
- ◆ Synthetic roof underlayment for greater protection
- ◆ Easy access emergency water shut-off valve in garage

CLASSIC EXTERIORS

- ◆ 8' ThermaTru entry door with glass insert (per plan)
- ◆ 6" seamless gutters with downspouts on the front elevation
- ◆ 50-year limited warranty architectural shingles by GAF
- ◆ Finished garage with oversized 8' tall insulated garage doors for better access
- ◆ Ultra quiet garage door opener
- ◆ Attractive Florida friendly landscape package with full irrigation and sodded yard
- ◆ Full paver driveway and leadwalk
- ◆ Two sets of flood lights off rear of home
- ◆ Superior low-maintenance cementitious siding by James Hardie
- ◆ Covered rear lanai
- ◆ Weatherproof electrical outlet at front and rear of home
- ◆ Low maintenance vinyl soffit and aluminum fascia with choice of color
- ◆ Two hose bib locations
- ◆ Decorative coach lights at garage

HI-TECH FEATURES

- ◆ Samsung SmartThings hub to control a wide range of connected devices
- ◆ Security system with motion sensor, contacts on all windows & doors, and three (3) months free monitoring with remote access capability
- ◆ Kwikset Dakota handle at front door with SmartCode electronic deadbolt
- ◆ Ecobee 3 lite Wi-Fi enabled / lifestyle customizable thermostat
- ◆ Up to 8 locations of customer choice of CAT6 or RG6 prewires for connectivity and flexibility
- ◆ 30" structured wiring panel
- ◆ TV prep conduit in one location of your choosing

*See sales associate for details

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