

FACTS & FEATURES

PEACE OF MIND

EXTERIOR

- Warm, richly appointed classic elevations with David Weekley Homes' most innovative designs
- **Low E double paned white decorative windows throughout**
- Raised panel metal garage door with opener and two remotes
- Elegant coach lighting (per plan)
- Handsome exterior hardware with privacy deadbolts on all exterior doors
- 30 year architectural shingles
- Textured coating on exteriors (per plan)
- 2 exterior hose bibs
- **Yards with landscape and tree package**
- **Convenient automatic multi zone sprinkler system**
- Exterior weatherproof electrical outlets
- Covered lanai (per plan)
- Acrylic decking on front and rear porches

INTERIOR

- **Choice of Decorator paint colors with accent trim**
- **Soaring ceilings on all one-story plans**
- Spanish Lace textured ceilings
- **Custom decorative crown moulding in foyer, living/study, dining room and Owner's Retreat**
- **Traditional open stairways with stained handrail and painted woodwork (per plan)**
- Long-life, stain resistant carpet in your choice of designer colors
- Gourmet Kitchen with abundant cabinet space and separate pantries, islands and breakfast bars (per plan)
- Washer and dryer connections in comfortable air conditioned laundry room
- **Ceramic tile flooring in all baths, kitchen and breakfast area, foyer and laundry room**
- 8ft. Cheyenne raised panel interior doors with 3 1/4 casing and lever hardware
- **5 1/4" colonial baseboards throughout**
- **Custom wood window sills and trim**
- **Delta plumbing fixtures in all secondary baths**
- **Cultured marble countertops with intergrated sinks in all baths**
- **Birch cabinets in all baths**
- **Complete alarm system**
- **Surround sound pre-wire in one room**
- Easy touch, wide rocker electrical switches in all rooms
- Spacious linen closets (per plan)
- Smoke detectors with battery back-up
- **Structured wiring distribution system**
- **All bedrooms, family room, bonus room, Study, Children's Retreat and covered lanai pre-wired for ceiling fan**
- Protective ground fault interrupter circuits in wet areas
- Superslide shelving in all bedroom closets

KITCHEN

- Efficiently organized work space
- Conveniently located electrical outlets
- Island workspace (per plan)
- Garden window over sink (per plan)
- Large pantries with wood shelving
- **Designer 42" birch recessed panel cabinets with crown moulding in a choice of finishes**
- **Custom fitted Granite countertops with 4" backsplash**
- **Undermount stainless steel sink**
- **Ceramic tile flooring in kitchen and breakfast area**
- **Stainless steel GE kitchen appliances**
- **GE 30" self cleaning range**
- **GE Space saver microwave**
- **GE Dishwasher**
- Delta chrome signature faucet
- Icemaker connection for refrigerator
- High capacity food disposal unit

OWNER'S RETREAT / MASTER BATH

- Spacious, private Owner's Retreat
- Massive walk-in closets
- Soaring ceilings
- Creative window designs
- **Decorative crown moulding**
- **Ceramic tile flooring in bath and vanity**
- **Hi/Hi cultured marble dual vanities with undermount sinks (per plan)**
- Oversized mirrors with decorative lighting
- Elongated commode in private water closets
- Separate enclosed shower with safety glass and hand laid ceramic tile floor and surround
- Acrylic shower pan on 2nd floor Owner's Retreat Bath
- Decorative shower/tub wall tile selections
- **Birch cabinets**
- Built-in mirrored medicine cabinet with beveled edge
- Spacious linen closets (per plan)
- **Delta plumbing fixtures**

WARRANTY / VALUED CONSTRUCTION TECHNIQUES

- 10-year Home Builder's Limited Warranty. Transferable upon sale of your home in the first ten years.
- Complete customer service program
- Quality walks during building process
- **Homeowner Portfolio - A guide to using your home**
- **Personal Builder Program**
- Concrete block and wood frame construction
- Individually engineered foundation and roof truss system
- Hurricane straps
- A minimum of 200 amp electrical service (per plan)
- Termite treatment
- Convenient 24 hour warranty emergency number. Call 813-422-6136

DAVID WEEKLEY'S *Green* PROGRAM

- Environments for Living Gold with energy consumption guarantee
- Jump ducts in all bedrooms to balance hot and cold temperature
- PPG low VOC(volatile organic compound) paint
- DenShield tile backer in all water contact areas
- Anti-fracture material used at all seams and nails at shower
- Pleated media air filters (MERV 8) for more efficient filtering of the air in your home
- High efficiency, 14 SEER rated heat pump/air conditioning with environmentally friendly Puron reffridgerant
- Polysealant at base plates, doors and windows to prevent air infiltration and moisture penetration
- R-3.8 foam board insulation on 1st floor
- R-38 insulation
- Programmable thermostat for AC systems
- Low E vinyl double pane windows and sliding glass doors
- Carbon Monoxide detectors to monitor air quality
- Paperless batt insulation in framed walls

PERSONALIZED SELECTIONS

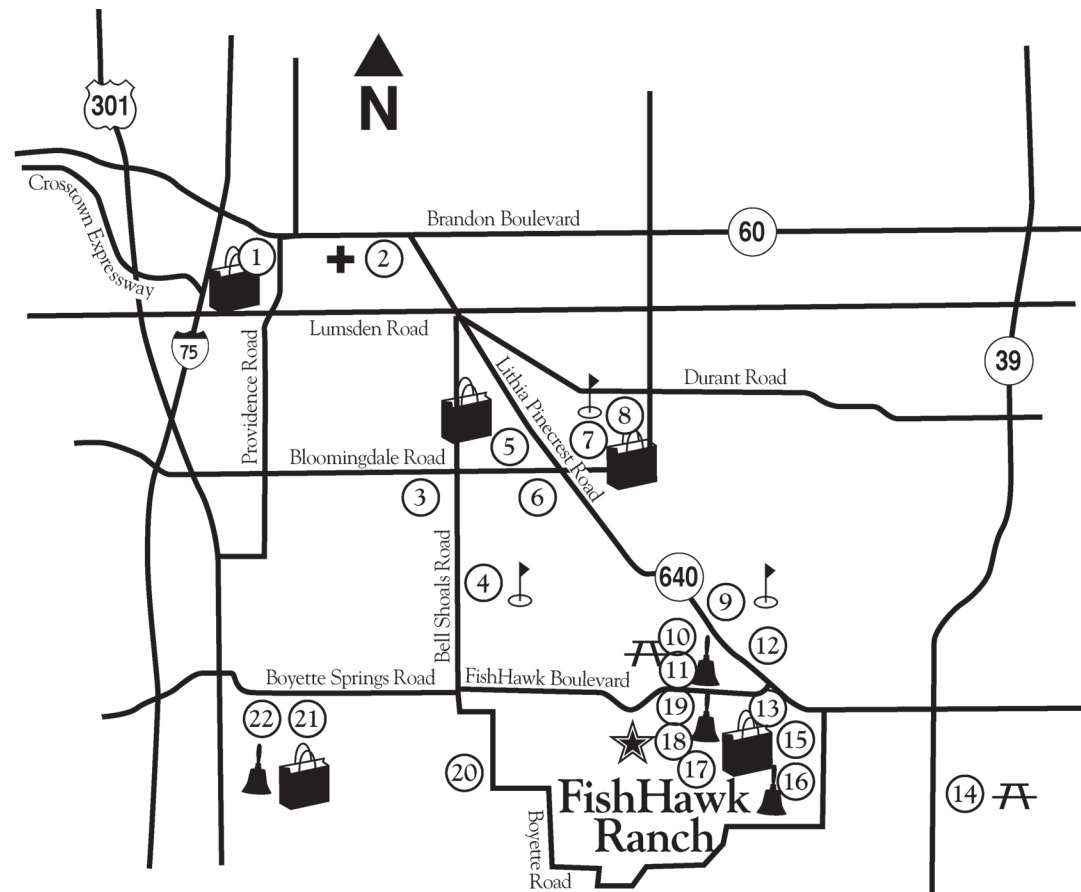
- Every David Weekley home comes with the opportunity to select from a long list of Custom Choices allowing you to further personalize your home to your individual tastes and desires
- Personal consultation with professional interior designer in our Design Center
- FlexSpace options
- Choice of exterior color selections
- Extensive choice of granite and cambria countertops available with coordinating tile backsplash in kitchen
- Luxury carpeting in abundant grade and color selections
- Ceramic tile in foyer, secondary baths, laundry room, master bath, kitchen and breakfast area
- Choice of cabinet finishes available and options like glass fronts, staggered, lazy susans etc.
- Choice of window treatments available
- Custom designed swimming pool and spa with screen enclosure available



MAP

GARDEN DISTRICT MANORS

SOME FACTS & FEATURES THAT WILL ADD TO YOUR PEACE OF MIND



If you like what you see in a David Weekley home, there's a lot you probably don't see that sets us apart also.

The energy-efficient construction, for example. And batt/blown insulation in the attic. And air infiltration controls.

Then there are the things you see but may not fully appreciate. Like first-quality exteriors and brand name appliances. The way our cabinets are crafted and the many architectural details. As you no doubt are discovering, for peace of mind, you just can't beat David Weekley Homes.

SCHOOLS

Fishhawk Elementary School	16
Bevis Elementary School	18
Randall Middle School	19
Newsome High School	11
Riverview High School	22

OTHER AREAS OF INTEREST

Bloomingdale Center	3
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SHOPPING

Kash n Karry	13
Publix	21
Albertson's	7
Winn Dixie	5
Brandon TownCenter Mall	1

HOSPITALS

Brandon Columbia Hospital	2
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RECREATIONAL FACILITIES

Alafia River State Recreation Center	14
Alafia Boy Scout Camp	12
Lithia Springs Park	10
Suncoast Girl Scout Camp	20
River Hills Country Club	9
Bloomingdale Golfer's Club	4
Buckhorn Golf Club	8
Bloomingdale YMCA & Little League	6
FishHawk I Community Center & Pool	15
FishHawk II Community Center & Pool	17