



## 1918 W Saint Johns Avenue, Units A&B

### ENERGY FEATURES:

- Single story home
- Anderson doors and windows, argon filled, low e
- Windows and doors designed for indirect sunlight
- internal Florida cypress patio
- LED lighting throughout
- Trane® 2-ton, 2-stage unit, 18-SEER
- Aprilaire® fresh air intake
- Rinnai® gas tankless water heater, 9.8
- Foam insulation

### KITCHEN AND DINING:

- Fully integrated custom built cherry cabinet, sequenced fronts
- Blum® self-closing hardware
- Liebherr® refrigerator and freezer w/ integrated cherry panels
- Bertazzoni® stainless steel gas cook top
- Bertazzoni® 24" stainless steel oven, counter height
- Vent hood to outside
- Fisher Paykle® dishwasher with integrated cherry panel to match cabinetry
- Garbage disposal system, 3/4 hp
- Vermont honed slate kitchen counter tops
- Integrated cherry pantry

### LIVING AND DINING:

- Floors to ceiling windows and doors
- Wall to wall windows and doors
- Vermont slate flooring, brick joint
- Access to private courtyard

### MASTER BEDROOM SUITE:

- Anderson window, duel openings
- European double built-ins
- Duel air vents, separate return air, "screw less"

### MASTER BATHROOM:

- Custom vanity
- Jacuzzi tub design
- Kohler® duel action hand held shower system
- Kohler® lavatory faucet
- Operable private window
- Silent exhaust fan
- Anderson Italian tile walls

### GUEST BEDROOMS:

- Anderson window, duel openings
- Dual air vents, separate return air, screw-less
- Custom walnut built-ins, screwless rods
- Integrated bed lighting

### GUEST BATHROOM:

- Custom vanity
- Jacuzzi tub design
- Kohler® water conserving duel flush commode
- Kohler® duel action hand held shower system
- Kohler® lavatory faucet
- Silent exhaust fan, night light

### EXTERIOR FEATURES:

- Cypress siding, clear, no knots, center match
- Cypress fence, clear no knots, blind screwed
- Amar® flush panel garage doors with 18' wide door openers
- Private courtyard
- Private detached garages, separate driveways
- Texas native plants and buffalo grass
- Large corner lot

### INTERIOR FEATURES:

- Smooth (slick, no texture) walls, 6 coats by hand
- Sherwin-Williams® cashmere low VOC paint, primer + 2 coats
- Fry Reglet® trim-less base and door reveals, 1/2"
- Custom built doors, 8' tall, square stick
- Baldwin® lever hardware
- Large laundry room area
- Screwless plug plates
- Symmetrical, Scandinavian layout

\*\* Plans are specifications subject to change without notice or obligation.