



VITALE HOMES

## ROSE HAVEN

You will see and feel the difference when you build with Vitale Homes. It's in the Vitale Difference, *un nuovo modo di vivere*, a new way of living.

**Look for the Vitale Difference included features. VITALE DIFFERENCE**  
*These mean a superior home with significant savings!* *a new way of living*

### QUALITY ASSURANCE

- Personal assistance for your design center appointment
- 2-10 Home buyer (1-Year Workmanship/2-Year Systems/10-Year Structural coverage)
- **Larger, more windows**
- Boracare termite treatment with \$1,000,000 damage replacement Warranty
- Taexx® pest control tubing system in the walls
- Lifetime limited warranty architectural roof shingles
- **Framing 16" on center**
- **3000-PSI wire mesh reinforced concrete slab foundation with steel reinforcement for superior structural strength**

### DELUXE KITCHENS

- **42" cabinets with flat panel doors with 3-5/8" crown molding**
- Granite Level 1 countertops with 5" backsplash
- GE Energy Star white or black freestanding 30" ceramic top electric range
- GE Energy Star white or black dishwasher
- GE Energy Star white or black built in 1.6 cu-ft microwave
- Refrigerator space pre-plumbed for ice maker
- Double bowl stainless steel sink with Moen® 1/2 horsepower disposal
- **Moen® Arbor Brushed Nickel single-lever faucet with pull out sprayer**

### INTERIOR FINISHES

- Mohawk 18 x 18 ceramic tile floors in all wet areas with **anti-fracture underlayment protection to minimize cracking**
- **Sherwin-Williams® Eco Friendly paint (choice of select colors) with white trim & ceilings throughout home**
- **Rounded drywall corner beads**
- Knock down textured ceilings
- Door way arches, per plan
- **Decorative raised-panel arch doors**
- **Satin or nickel lever hardware**
- **Oversized colonial base board 5 1/4" and trim to add a sophisticated and stylish look**
- Carrara marble window sills
- **2" designer blinds**
- Mohawk carpet with 7/16" pad throughout home
- 9' 4" high ceiling height per plan
- **Water Softener loop pre-plumbed**
- **Swing Doors ILO Bi-fold doors, per plan**
- Finished interior garage

3/21/2019



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LONG LIVE HAPPY HOMES

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VITALE DIFFERENCE  
*a new way of living*

## BATHROOM APPOINTMENTS

- Spacious wood cabinets
- *13"x 13" wall tile in master and secondary bathroom(s)*
- *Granite countertops with white oval sink in all bathrooms*
- Royal Livingstone Garden tub in master bathroom per plan
- Kohler Sterling tub in all the secondary bathrooms
- Clear glass with Brushed Nickel frame shower enclosure per plan
- *Moen® Eva Brushed Nickel plumbing fixtures*
- Kohler sterling water conservation elongated seat commode
- Full-width mirror
- *36" mirrored bevel-edged medicine cabinet*
- Brushed Nickel towel bars and paper holders

## LAUNDRY ROOM FEATURES

- *Utility sink in laundry room*
- Pre-Plumbing for full size washer and dryer

## HOME WIRE SYSTEM

- *Wired for security - Full Security, including motion detector & pad*
- *Pre-wire for ceiling fans in all bedrooms, family room and lanai*
- Telephone outlets in kitchen and all bedrooms
- Cable television outlets in family room and all bedrooms
- Recessed lighting, per plan
- Light Package, per plan

## EXTERIOR FEATURES

- Sherwin-Williams® 2-step exterior paint system
- Upgraded Florida friendly landscaping package with Floratam Sod
- 6" Fascia with *16" Overhang Soffit*
- Programmable irrigation system with rain gauge
- *8' fiberglass door with satin glass insert-per plan*
- Kwikset satin nickel handle set and dead bolt
- Reinforced Steel raised-panel garage door with decorative metal hinges
- *7' or 8' garage door height, as per plan*
- *Coach lights*
- Concrete entry and covered lanai per plan
- Three GFCI exterior outlets
- Pre-wired for garage door opener
- Aluminum hurricane shutters
- Decorative mailbox per community specs

## ENERGY EFFICIENCY

- 15 Seer Eco-friendly high efficiency heating and air conditioning system
- Programmable thermostat
- AO Smith energy-efficient 50-gallon water heater
- Blower Door & air leakage tested per code
- Energy efficient Low-E dual pane windows
- *R38 insulation in ceilings*
- *R11 Foam Injected insulation in Block Wall*
- R4.1 Foil Insulation
- *Air Handler mounted in recessed ceiling of garage per plan*

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