



BIRCH FEATURES LIST

INTERIOR FEATURES

- Pre-finished Tilt & Turn Windows, Lift & Slide Doors
- Pre-finished Engineered Wood Floors in Main Areas Master Bedroom & Guest Bedroom
- 10' Ceilings
- Upgraded Door Casing and Base Molding
- 8' High 1-3/4" Solid Designer Interior Doors
- CAT 5 Phone Cable TV Prewired in Living Room & Bedrooms
- 4" High Hat LED
- Security System
- Rocker Style Light Switches
- Direct Wired Smoke & Carbon Monoxide Detectors
- Laundry Room with Full Size Washer & Dryer
- Large Master Bedroom with Walk in Closet with Built in Shelves
- Natural Gas Tank-less Water Heater
- High Efficiency 14 Seer Central Air Conditioning
- Natural Gas Furnace Heating System
- Upgraded Spray Polyurethane Foam for better energy efficiency ratings
- Linear Vent Free Gas Fireplace
- Wine Bar with Custom Built Shelving and Wine Fridge
- 5/8" Sound and Fire Resistant Drywall Through House
- All Bed, Bath, Study & Laundry Walls Added R-11 Sound Insulation

BATHROOM FEATURES

- Upgraded All Plywood Construction Cabinets
- Solid Surface Quartz Countertops with 2" Mitered Edging on All Bathroom Vanities
- Upgraded Designer Porcelain Floor & Wall Tile
- Glass Shower Enclosure in Bathrooms
- Under Mount Sink in All Bathrooms
- 60" Freestanding Soaker Tub in Master Bathroom

EXTERIOR FEATURES

- Steel Reinforced Concrete Foundation
- Outdoor 48" Vent Free Fireplace
- Soil Treatment Under Foundation for Termite Protection
- Asphalt Shingle Roof
- Tongue & Groove Exterior Wood Ceilings
- Two Car Garage with Recessed Panel Door Includes Opener & Two Remotes
- Sherwin Williams Designer Selected Exterior Colors
- Oversized Windows to maximize natural light
- Brick Paver Driveway
- 2-10 Homeowners Warranty
- Custom Front Door with Multi-point Lock
- Gas Lanterns at Entrance
- Motorized Screen Enclosure in Lanai
- Custom Built Outdoor Kitchen with Built in 36" Natural Gas Grill

KITCHEN FEATURES

- Upgraded Soft Close All Plywood Construction Cabinets with 42" Uppers & Second Layer of Cabinets with Crown Molding
- Solid Surface Quartz Countertops with 2" Mitered Edging Large Island for Seating
- Built in THERMADOR Luxury Appliance Package
- 36" Built-in Refrigerator
- 36" Stainless Steel Full Gas Range
- Built in Microwave Drawer
- Full Stainless-Steel Panel Dishwasher
- Designer Tile Kitchen Backsplash
- Under Mount Sink
- Garbage Disposal

FOR MORE INFORMATION: (561) 723-6002 • www.cjmluxuryhomes.com

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