

## FEATURES

# The Hammocks *West Port*



### EXTERIOR

- Fiber-reinforced concrete foundation, steel reinforced concrete masonry construction with textured finish
- Engineered hurricane-resistant structural design
- Screen-enclosed under roof lanai
- Wind rated designer steel garage door with opener
- Dimensional roof shingles
- Aluminum fascia and vented soffit
- Seamless gutters on whole house
- Paver driveway, walkway, entry & lanai
- Designer paint schemes with premium exterior paint
- Professionally Designed landscape package, fully sodded homesite with automatic irrigation system
- Two hose bibs
- Two GFCI protected exterior electrical outlets
- Termite prevention treatment
- Impact-resistant full-view glass front door
- Impact-resistant windows & sliding doors



### ENERGY

- PGT® Low E windows & slider doors
- Digital programmable thermostat
- High-efficiency HVAC system
- 200 amp electrical service
- R30 insulation in attic
- A/C supply vents in walk-in closets
- Insulated attic ductwork throughout whole house
- Energy efficient water heater
- Six-mil plastic vapor-barrier under all concrete floors including garage & lanai
- Exterior vented exhaust fans in all baths



### INTERIOR

- Moen® plumbing fixtures throughout
- Designer cabinetry including hardware
- 42" wall cabinets in kitchen
- Mirrors over full-width of vanities 42" high
- Granite countertops in kitchen & bathrooms
- 9'4" ceilings; plus tray ceilings (per plan)
- Tile throughout all main living areas & wet areas
- Carpet in bedrooms and closets
- Large primary suite with walk-in closet(s)
- Stainless steel range, microwave, dishwasher & refrigerator
- Knockdown texture on walls & ceilings
- Wood trimmed windowsills
- Shelving in each closet & pantry
- Rocker light switches throughout



### CONVENIENCE & SAFETY

- Smoke & carbon monoxide battery-backed detectors
- Two pre-wired cable & one internet location
- In-sink garbage disposal
- GFCI outlets in all designated areas
- Washer/dryer hook up connection



### THE CHRISTOPHER ALAN HOMES DIFFERENCE

- Strong company backed by an over 50-year legacy of quality construction
- Commitment to customer service through clear communication & focused follow-through
- Maverick Homebuyer's Warranty
- All concrete masonry construction



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