

**WESTIN HOMES**  
**PALMETTO POINTE**  
**AMENITIES & FEATURES**

**Exterior**

- Full Brick or Stucco \*
- Vinyl Tilt Sash Insulated Glass Windows
- Stained Wood Front Door with Deadbolt \*
- *Tyvek* HouseWrap water/air infiltration barrier
- 30 Year Architectural Shingles
- House Sheathed in 7"/16" OSB
- Up to 1500 sq. yds. of Sod
- Landscaped Front Yard
- Wrought Iron Mailbox
- Side Entry Garage
- Underground Elect/Phone/Cable
- Covered Patio \*
- 2 Exterior GFI Plugs
- 4 Exterior Water Faucets
- 1 Hot Water Faucet at Garage
- White Aluminum Fascia
- Vinyl Soffit
- Exterior Rear Doors with Blinds in Glass

**Interior**

- 7 1/4" / 5 1/4" Baseboards
- Wood Shelving, Closets, Linen, Pantry
- 9' Walls 1<sup>st</sup> Floor, 8' Walls 2<sup>nd</sup> Floor \*
- P & C, bedrms/study, 1 P-Kit/Study, 1 C-Fam/Liv
- Smooth Sheetrock Walls/Ceilings
- Decorative *Farrell Calhoun* Wall and Trim Paint
- \$3000.00 Lighting Allowance
- "Decora" Rocker Light Switches
- Lever Interior Door Handles
- Power Roof Vent/Ridge Vents \*

**Entry/Foyer**

- Ceramic Tile or Hardwood Floor
- Crown Mold

**Energy/Security**

- *Carrier* 13 SEER Heat Pumps 2 Units \*
- Two 65 Gallon Hot Water Heaters \*
- Security System
- Digital Thermostat
- R13 Wall insulation
- R30 blown Attic Insulation
- Energy Efficient Radiant Barrier Roof Sheathing

**Master Suite**

- Carpet
- Crown Molding \*
- Box Ceiling \*
- Phone/cable

**Master Bath**

- Ceramic Tile Floors
- Cultured Marble His/Hers (2 sinks) Vanities \*
- Jacuzzi Tub 72"x42" \*6 Jets
- *Delta/Moen* Faucets
- White Elongated Commode
- Cultured Marble 42"x48" Shower w/seat and body jets \*

**Master Closet**

- Walk-in Closet \*
- Double rod/Linen storage
- Carpet

**Family Room**

- Carpet/Ceramic \*
- 42" Fireplace with Custom Wood Mantel
- Ceramic Tile or Brick Hearth Surround
- Box or Raised Ceiling \*
- Crown Molding \*

**WESTIN HOMES**  
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**Dining Room**

- Carpet
- Crown Molding \*

**Living Room**

- Carpet/Hardwood/Ceramic \*
- Box or Raised Ceiling \*
- Crown Molding \*

**Bedrooms**

- Carpet
- Wired for Ceiling fans/Light Kit
- Wood Rods and Shelves in Closets
- Phone/cable
- Privacy Locks

**Hall Bath**

- Cultured Marble Vanity
- Delta/Moen* Faucets
- White Elongated Commode
- Ceramic Tile Floors
- Fiberglass Tub/Shower \*
- Privacy Locks

**Utility Room**

- Ceramic Tile
- Wood Shelf over W/D Connection

**Kitchen/Breakfast**

- Custom Hand Built Cabinets with 42" Uppers
- Adjustable Shelves with 2 Pullout Drawers \*
- Raised Panel Doors
- Granite Countertops 2cm w/4" Granite Backsplash
- Stainless Steel 8" Under mount Sink w/Soap Disp.
- Delta/Moen* Faucet with Pullout Sprayer
- GE* Smooth Cook top 36" Gas/ Electric\*
- GE* Oven/Microwave Combo \*
- GE* Quiet Power Dishwasher
- Ceramic Tile Floors
- Island Workspace \*
- Under counter Lighting

**Garage**

- 2 or 3 Car Garage\*
- 16'x7' Raised Panel Steel Garage Door \*
- 2 Garage Door Transmitters
- Trimmed/painted 3 1/4" Baseboard
- Pull down stairs with up to 4 Sheets of OSB \*
- Metal Door to House with Deadbolt
- 1 Electrical GFI Outlet
- 1 Dedicated Freezer Outlet

**Westin's Warranty**

- 2-10 Home Buyer's Warranty