

ARRAY

A T B E N N E T T ' S C R E E K Q U A R T E R

ELEGANT TWO-STORY CONDOMINIUMS

PORTOFINO

The Portofino has been designed to maximize each area of the home in order to create a free-flowing living space. This end unit model allows for a side entrance which opens up to a spacious great room and a large kitchen and dining area with ample counter space. A flex room which can be used as a breakfast area or morning room is bathed by two large windows. A spacious primary bedroom features one walk in closet and another regular full size closet. Additionally, the two secondary bedrooms can be personalized into one spacious secondary suite with a sitting area and its own walk in closet and full bath. This model has a conveniently located upstairs laundry room that will not sacrifice the garage or downstairs living area.

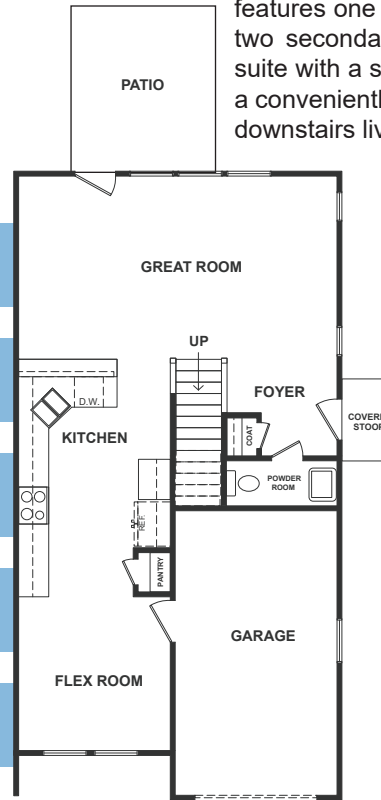
Second Floor



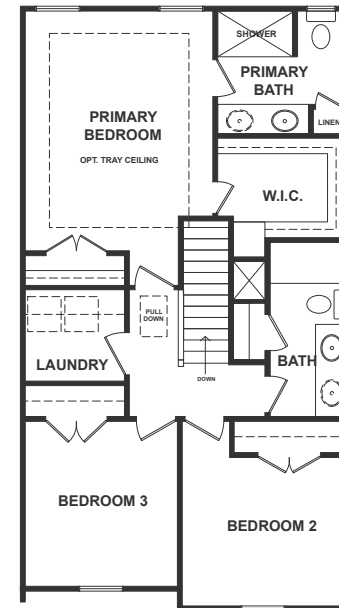
First Floor



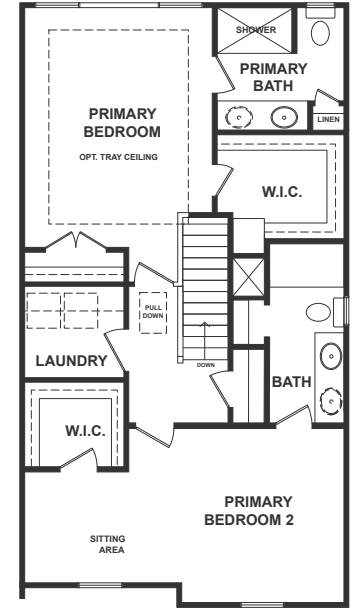
Square Feet	1,530
Stories	2
Bedrooms	3
Baths	2.5
Garage	1 Car



First Floor



Second Floor



Second Floor With Optional Dual Primary Suites

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INCLUDED FEATURES

THE PERSONAL TOUCH

- Every Napolitano Home comes with the opportunity to select from a list of special upgrades and options allowing you to further personalize your home to fit your lifestyle.
- Home Buyer Seminar- Part of delivering the best new home buying experience is making sure our buyers have all the information they need to make the process as smooth as possible.
- Our Personal Site Builder Program schedules meetings with your Personal Site Builder during the construction process and includes Pre-Construction and Framing Conference
- Buyer Orientation-Day of closing with your Personal Site Builder to familiarize yourself with your new home.

INVITING EXTERIORS

- Picturesque street trees and planting throughout community
- Concrete Slab Foundation
- Designer selected exterior Color Packages
- Low maintenance exterior with premium vinyl siding and stone accents (per plan)
- Metal Wrapped Cornice-Vinyl Soffits
- 30-year Architectural roof shingles
- Seamless aluminum gutters and downspouts (per plan)
- Fiberglass front entry door
- Decorative satin stainless handle set on front entry door
- Security deadbolt on front and rear doors
- Hose connections in both front and rear of the home
- Weatherproof receptacles conveniently located in front and back of home
- Insulated decorative raised panel metal garage doors with glass
- Professionally landscaped with shrub package and sodded common area
- Termite treatment - Bore Care System
- Hurricane fasteners on each rafter
- Underground utilities
- Mailbox Cluster
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INSPIRING KITCHENS

- Oversized island with ample space for seating
- Spacious Pantry
- Custom designed birch Kitchen cabinets in choice of finish with 42" wall cabinets with adjustable shelves and crown molding around Bump-up
- Choice of level 1 granite countertops
- Double Bowl under mount stainless steel sink with single handle pull down chrome faucet sprayer
- Recessed lighting in Kitchen
- Ice Maker hookup in Kitchen
- Stainless Steel appliances including smooth top electric range, built-in microwave with non-vented hood, dishwasher, and disposal

LUXURIOUS BATHS

- Luxurious Primary Bath with single bowl adult height vanity, fiberglass shower, vinyl floor, cultured marble counter top
- Elongated toilets in all baths
- Easy clean fiberglass tub/shower in secondary bath(s)
- Adult height single bowl vanity with cultured marble countertop in secondary baths
- Delta chrome plumbing fixtures.

INTERIORS WITH PERSONALITY

- **Floor plans designed with everyday living in mind**
- Spacious interiors
- 9' ceilings on first floor and 8' on second floor
- LVP flooring in the foyer
- Choice of plush carpet with quality pad
- No-wax vinyl floor in all Bathrooms, Kitchen, and Laundry
- Custom textured walls and ceilings (except kitchen and baths)
- Choice of designer selected interior paint color packages
- Choice of 3 raised panel door styles
- Satin Stainless finish interior door hardware
- Designer selected light fixture packages in your choice of Brushed Nickel or Matte Black finish
- Rocker switches throughout home
- Custom designed closets and pantry with ventilated shelving
- Fully hung, finished, and painted garage walls & ceiling
- Pre-wired for garage door opener
- Laundry room with connections for full-size washer and dryer
- Pre-wired for ceiling fan in Family Room, Primary and Secondary Bedrooms
- Primary Suites include both walk-in and secondary closets
- Ground fault interrupter circuits for Kitchen, Bathrooms, Garage, and exterior outlets
- Dual internet feeds for additional providers
- Advanced home structured wiring package includes: HDMI outlet in Living Room, Advanced outlet (multi port) in Kitchen, Cable/Data in Bedrooms (per plan).
- USB stacked outlet in Bedrooms and Kitchen
- Direct-wire smoke detectors and carbon monoxide detector
- Home automation module

ENERGY EFFICIENCY

- Energy efficient tankless gas hot water heater
- Energy efficient gas heat and 15 Seer HVAC system
- Digital programmable thermostat
- Energy efficient vinyl Low-E windows with tilt sash and screen
- All windows, doors, and penetrations sealed and caulked
- House wrap infiltration barrier
- Fully weather stripped insulated exterior doors
- R-40 blown insulation in flat ceilings
- R-15 batt insulation in exterior
- Energy Sense Home

FABULOUS AMENITIES

- Community clubhouse with fitness center, pool, and firepit
- Community playground
- Community dog park
- Community walking trails
- Community pocket parks

OUR COMMITMENT

- **Our Family Building Homes for Your Family since 1977**
- Nationally known 2-10 Home Buyer Warranty
- Full In-House Warranty and Customer Service Department
- 12 week Post-Closing Inspection
- 11 Month Post-Closing Inspection



NAPOLITANO HOMES

~EST. 1977~

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