Naples Reserve
Sparrow Cay Standard Features

**Classic Exteriors**
- Front entry door will be an 8'-0" Fiberglass door – style per plan and developer approved
- Designer selected exterior color schemes
- Sherwin Williams® Flex Lox exterior paint
- Concrete Pavers on front porches and lanais per plan
- Kwikset® Dakota handle set with Smart Key re-key technology in satin nickel
- Patio/balcony/garage doors have single key deadbolt with Kwikset® Balboa satin nickel knob
- The rear patio door will be an 8’0" door – style per plan.
- Sliding Glass Doors will be 8 feet tall per plan
- Professionally designed landscaping
- Floritam sod with irrigation system
- Sentricon® Colony pest control system
- Flat concrete tile roofing OR 5V Metal Roofs in galvalume color by plan, architecture and elevation.
- Garage door and opener w/ keypad
- Coach Light per plan
- (2) Hose bibs per plan
- Vinyl, double paneled, Low-E-3 windows - Impact glass on the front elevation only
- Fabric Hurricane Shutters on sides and rear
- Walks and Drives with Concrete Pavers

**Dramatic Interiors**
- Wellborn® master/secondary bath cabinet package
- Entry, kitchen, nook, utility, master bath, 1st floor living, secondary bath wet areas, powder, and butler’s pantry areas have Level 1 - 17"x17" Ceramic tile
- 5 ¾" baseboards and 2 ¾” casing
- 8’-0" tall Two-panel interior doors with arched tops
- 6’-8" tall Two-panel interior doors with arched tops
- Satin nickel lever interior door hardware
- Sherwin Williams® scrubbable low VOC interior paint
- Rocker light switches
- 3cm Granite with a Standard Bullnose or Eased Edge and a matching granite 4” backsplash in master bath
- LG® Hi-Macs solid surface countertop in white or almond with under mount sink and 4" splash in secondary baths
- 42” oval high mirrors in master bath and secondary baths
- Oval beveled mirror in Powder Bath
- Tiled shower pans, walls in master and secondary baths
- 4 dual media outlet (phone/cable) locations
- Ceiling fan prewires in family room, all bedrooms, and covered lanai per plan
- All low voltage and security items to be routed to a 20” wiring enclosure in the utility room
- A security system pre-wire
- Carbon Monoxide/Smoke detectors per plan
- Eco-friendly carpet
- Light skip trowel texture on walls and ceilings
- Moen® chrome faucets
- Wood window sills
- Taexx pest control Tubes in the Wall® system
- Whirlpool® Washer and Dryer

**Gourmet Kitchens**
- 42” Wellborn cabinetry with cabinet crown molding
- 3cm Granite from Group 1 colors with a Standard Bullnose or Eased Edge and a matching granite 4” backsplash
- Closet pantry per plan
- Recessed lighting per plan
- Whirlpool® Cooktop, Microwave w/ Oven combo, Dishwasher, and Refrigerator in stainless steel
- Designer Moen® kitchen faucet
- 50/50 Stainless steel under mount sink with disposal

**Energy Features Package**
- Low-E3, dual pane, vinyl framed, glass windows with screens
- R-30 ceiling insulation
- R-4.1 insulation on concrete exterior walls
- R-13 frame wall insulation
- Roof vents for efficient attic ventilation
- Continuous vent soffits and fascia
- 15 SEER HVAC system
- Programmable thermostat
- Polycell foam caulking around doors and windows
- Concrete block construction
- Energy efficient 50 gallon water heater
- Efficient water management
- Gerber Maxwell Elongated ErgoHeight toilet
- CRI Green Label® carpet
- Energy efficient compact fluorescent lights (CFL)

**The Ashton Woods Advantage**
- Builder warranty program
- 1-2-10 Limited Warranty
- Personal Home Orientations during the construction process
- Personalized interior design and color consultation at The Studio Design Center
- Convenient mortgage services provided by Wells Fargo

**Community Highlights**
- Resort style living with zero entry pool, lake front beach, tiki bar and fire pit
- Complimentary use of electric boats, canoes, water bikes, paddleboards and kayaks
- Clubhouse with Latitudes café and state of the art fitness center
- Outdoor activities including bocce ball, pickleball, tennis, basketball, and volleyball
- Jogging trail around community with fitness points
- 125-acre private lake and 22 interconnected freshwater lakes plus 1-mile rowing lane lake
- Abundant conservation and lake views throughout the community

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