



River Plantation Bronze Series Exceptional Standard Features

QUALITY CONSTRUCTION FEATURES

- Superior foundation consisting of: 2500 PSI concrete floor slab, reinforced with fiber mesh and steel over a 6 mil visqueen vapor barrier on compacted fill.
- Termite treatment with five-year warranty
- Concrete block exterior walls, topped with a steel and concrete lintel beam
- Pressure treated wood wherever wood and masonry make contact
- Engineered roof trusses, strapped to the lintel beam with hurricane rated fasteners
- Continuous aluminum ventilated soffit under roof overhangs
- 30 Year dimensional shingle roof
- ½" OSB roof sheathing fastened to roof trusses
- Roof venting for circulation in attic space
- 1, 2 and 10 year Warranty

ENERGY SAVINGS

- 13 Seer A/C system
- R-30 blown fiber glass in ceiling over living area-
- R-13 fiberglass batt insulation between garage and living areas
- R-13 fiberglass batt insulation in any exterior frame wall
- **Low E tinted windows and sliding glass doors**

EXTERIOR

- **Sentricon & tubes in wall Pest control system**
- Completely sodded Floratam lawn
- Professional landscaping package
- Concrete driveway, per plan
- Six Panel Solid Entry Door
- Lawn irrigation system with timer
- Flo Crete Entry
- Concrete lanai, per plan
- Mail box

INTERIOR

- Vinyl covered ventilated shelving
- Air conditioned vents in all walk in closets
- 3 ¼" deluxe Colonial baseboard trim
- Drywall on interior walls with orange peel finish and knockdown ceilings
- Drywall luggage shelf, per plan
- Drywall plant shelf, per plan
- Bronze or White aluminum windows and 8' sliding glass door frames Phase lot specific
- Marble windowsills throughout
- 8' 6 panel raised Colonial interior doors in Main Living area
- Raised panel closet and pantry doors
- 16 x 16 Standard Ceramic tile flooring in foyer, kitchen, baths, breakfast room, laundry room with crack suppressant
- Soil resistant carpet with 6 lb. pad Level 1, 1 Color
- Standard Trays per plan
- Choice of paint on walls, white ceiling and trim

LAUNDRY

- Washer and Dryer Connections
- Vinyl covered ventilated shelf above Washer and Dryer Connections

KITCHEN

- White or Black Side x Side 25 CF refrigerator
- White or Black range with self-cleaning oven
- White or Black dishwasher
- White or Black built-in microwave oven over range with re-circulating fan
- Garbage disposal
- Quality recessed panel wood cabinet doors
- Choice of Decorative hardware
- 42" upper cabinets, choice of finishes
- Granite countertops, 2CM, choice of colors
- Moen Chateau Kitchen faucet

BATHROOMS

- Quality recessed panel wood cabinet doors
- 36" high vanity cabinet, choice of finishes
- Choice of Decorative hardware
- Package 1 ceramic wall tile shower and tub area
- Laminated countertops, choice of colors
- Full width bath mirrors over vanities
- Beveled Mirrored medicine cabinets
- Moen single lever faucet in chrome
- Bath vented exhaust fans
- Roman tub, per plan

PLUMBING

- Minimum 40 gallon quick recovery energy efficient water heater (per plan)
- 2 exterior hose bibs
- Elongated toilets

ELECTRICAL

- Pre wire for ceiling fans, in all Bedrooms and living areas.
- Recessed interior and exterior lighting per plan
- Hollywood lights in all bathrooms.
- Minimum 150 AMP electrical service, per plan
- Exterior weatherproof outlets, per plan
- Smoke detectors
- Pre wire for security system
- CAT5 phone outlets in Kitchen and Den
- (RG6Cable) television outlets in all bedrooms, Family Rm. & Den
- Decora rocker electrical switches
- Exterior Coach lights on garage
- Front door chime

GARAGE

- 2/3 car garage with insulated doors, per plan
- Garage door opener with two remotes
- Florescent lighting
- Painted walls and ceiling

PROFESSIONAL SERVICES

- Computerized tracking warranty 1-2-10 years
- Design Center services available
- Custom pool designer on call



**MEDALLION
HOME**

QUALITY • CUSTOMER SERVICE • INTEGRITY

River Plantation Gold Series Exceptional Standard Features

QUALITY CONSTRUCTION FEATURES

- Superior foundation consisting of: 2500 PSI concrete floor slab, reinforced with fiber mesh and steel over a 6 mil visqueen vapor barrier on compacted fill.
- Termite treatment with five-year warranty
- Concrete block exterior walls, topped with a steel and concrete lintel beam
- Pressure treated wood wherever wood and masonry make contact
- Engineered roof trusses, strapped to the lintel beam with hurricane rated fasteners
- Continuous aluminum ventilated soffit under roof overhangs
- 30 Year dimensional shingle roof
- ½" OSB roof sheathing fastened to roof trusses
- Roof venting for circulation in attic space
- 1,2 and 10 year Warranty

ENERGY SAVINGS

- 13 Seer A/C system
- R-30 blown fiber glass in ceiling over living area
- R-13 fiberglass batt insulation between garage and living areas
- R-13 fiberglass batt insulation in any exterior frame wall
- **Low E tinted windows and sliding glass doors**

EXTERIOR

- **Sentricon & tubes in wall Pest control system**
- Completely sodded Floratam lawn
- Professional landscaping package
- Concrete driveway, per plan
- Single Lite Entry Door (plan specific)
- Mail box
- Lawn irrigation system with timer
- Flo Crete lanai and entry
- Covered enclosed (screened) lanai
- Pre planned Summer Kitchen (per plan)

INTERIOR

- Vinyl covered ventilated shelving
- Air conditioned vents in all walk in closets
- 3 ¼" deluxe Colonial baseboard trim
- Drywall on interior walls with orange peel finish and knockdown ceilings
- Drywall luggage shelf and plant shelf, per plan
- Rounded corner bead in main living area
- Bronze or White aluminum windows and 8' sliding glass doorframes, phase (lot) specific
- Solid surface windowsills throughout
- 6 panel raised Colonial interior doors
- 8' interior doors in main living area
- Raised panel closet and pantry doors
- Ceramic tile Level 2 porcelain flooring with crack suppressive in foyer, kitchen, baths, breakfast nook, laundry room
- Soil resistant carpet with 6 lb. pad
- Crown molding in standard tray ceilings, per plan
- Choice of paint on walls, white ceiling and trim

LAUNDRY

- Washer and Dryer Connections
- Quality raised panel wood cabinet doors above Washer and Dryer
- Laundry Tub with base cabinet and Level 1, 3 cm granite Counter top

KITCHEN

- Stainless Steel refrigerator
- Stainless Steel range with self-cleaning oven
- Stainless Steel dishwasher
- Stainless Steel built-in microwave oven over range w/re-circulating fan
- Garbage disposal
- Quality raised panel wood cabinet doors
- 42" upper cabinet, staggered, with crown molding and under cabinet lighting
- Choice of decorative hardware for cabinets
- Stainless steel under mount sink, with Level 1, 3 cm Granite Counter top
- Moen pull-out Extensa Kitchen faucet

BATHROOMS

- Quality raised panel wood cabinet doors in Baths
- 36" high vanity cabinet, choice of finishes
- Choice of decorative hardware for cabinets
- Upgraded ceramic wall tile shower & tub 1G in Master
- Package 1 ceramic wall tile shower and tub area other baths
- Level 1, 3 cm Granite vanity top in all baths
- Full width bath mirrors over vanities
- Beveled edged mirrored medicine cabinets
- Moen single lever faucet in chrome
- Bath vented exhaust fans
- Roman tub, per plan

PLUMBING

- Minimum 40 gallon quick recovery energy efficient water heater, per plan
- 2 exterior hose bibs
- Elongated Toilets

ELECTRICAL

- Pre wire for ceiling fans in all bedrooms and living areas
- Recessed interior and exterior lighting, per plan
- Hollywood lights in all bathrooms.
- Minimum 200 AMP electrical service, per plan
- Exterior weatherproof outlets, per plan
- Smoke detectors
- Security System (includes master control panel, LCD keypad, contacts on all doors/windows, internal siren, and rechargeable battery backup)
- CAT5 phone outlets in Kitchen and Den
- (RG6Cable) television outlets in all bedrooms, Family Rm. & Den
- Decora rocker electrical switches
- Exterior coach lights on garage
- Front door chime

GARAGE

- 2/3 car garage with insulated doors, per plan
- Garage door opener with two remotes
- 2 coat Epoxy sealed garage floors
- Florescent Lighting
- Painted walls and ceiling

PROFESSIONAL SERVICES

- Computerized tracking warranty 1-2-10 years
- Design Center Services available
- Custom Pool Designer on Call



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Due to Supply Medallion Home reserves the right to substitute equal or better quality.
Medallion Home reserves the right to change floor plan specifications and prices without notice.
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