# VALENCIA AT Spanish Wells





### VALENCIA AT SPANISH WELLS | Outstanding Features at No Additional Cost

### **Gracious Living**

- · Private, gated community
- Most home sites offer a lake or golf course view
- Recreational complex including clubhouse, resort-style pool, bocce courts, fitness center, and
- 27-hole championship golf course
- Spacious volume ceilings in kitchen, living, dining, and family rooms
- Beautiful views through expansive rear glass and 8' sliding glass doors
- Elegant exterior detailing to enhance the beauty of your home
- Expansive master bedroom suites with his-and-her walk-in closets, per plan
- Private study/den, per plan
- Covered entry with 8' doors

### **Designer Interiors with Luxury Features**

- Solid core front entry door
- All windows tinted including 8' sliding glass doors
  - Wide selection of 17" x 17" ceramic in tile main living areas
  - 8' six-panel Colonial-style doors in select areas
  - Decora®-style switches throughout and recessed light fixtures in each home
  - Crown molding in coffered ceilings, per plan
  - Elegant art display niches, per plan
- Quality carpet with stain-resistant protection in wide choice of decorator colors
  - Lever door handles throughout
  - Rounded drywall corners with knockdown texture
  - Designer Progress® light fixture package which includes dining room, breakfast area, and fover fixtures
  - Five interior paint color selections
  - Vinyl-coated ventilated shelving in all closets and pantry

### **Magnificent Kitchens**

- Granite countertops with stainless steel undermount sinks in kitchen
  - Spacious breakfast area
  - Convenient pantry providing abundant storage, per plan
  - Beautifully crafted solid wood, raised panel, 42" upper cabinets in a wide choice of wood or laminate finishes
  - Two pullout drawers in lower cabinets
- Quality stainless steel appliances including self-cleaning wall oven, microwave, refrigerator with ice and water, multi-speed dishwasher, and gas cooktop range
  - Kohler® pullout spray faucet

### **Sumptuous Baths**

- 17" x 17" tile flooring and tiled shower and tub surrounds in your choice of colors in all baths
- Lavish master bath with Roman tub, per plan
- His-and-her sinks in the master bath with custom wood or laminate vanities and granite countertops
- Elongated commodes
- Kohler® tub and shower faucets
- 36" high mirror over full width of vanity, framed with 2" Yorktowne trim in master bath
- Cultured marble countertops in secondary baths

## Construction Highlights Architectural concrete roof tiles in choice of colors Energy-efficient R-38 ceiling insulation

- RG-6 TV cable and four-pair Category 5 twisted phone wire
- Impact rated doors and windows on front of homes
- Paver lanai with screen enclosure
- Low-E high efficiency windows

### **Landscaping and Improvements**

- Beautiful custom-designed landscape package with trees, shrubs, and sod
- 100% automatic irrigation system
  - Attractive paver driveways and walkways with choice of color, pattern, and design
  - Beautifully landscaped entry boulevard
  - Lawn maintenance provided by homeowners' association
  - Uniform designer mailboxes throughout

#### Conveniences

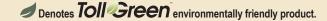
- Attached two- or three-car garage with door opener, per plan, with two remotes
- Tankless gas water heater
  - Electric door chime and smoke detectors
  - Alarm system included in all homes
  - Two outdoor hose connections
  - Each home professionally cleaned prior to settlement
  - Taexx® in-wall pest treatment system
  - Epoxy sealed garage floors

### **Quality Assurance and Warranty**

- Our quality program starts at design inception with the creation of precise construction drawings, specifying high-quality materials, all the way through to on-site supervision by experienced project managers and construction managers.
- Ten-year limited warranty program

### **Personalizing Service**

- Pre-priced options permit a full range of additional personalization to fit your particular needs: stylish pool and spa designs, marble floors, granite countertops . . . and many more!
- Color selection assistance at the Toll Brothers Regional Design Studio









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