



COMPASS BAY INCLUDED FEATURES

Energy Saving Features

- R-30 Insulation in all Ceilings
- Low-E Dual Pane Windows
- **Carrier®** 15-Seer Energy Efficient Electric Heat Pump w/ Puron Air Conditioning
- Programmable Thermostat
- Energy Efficient Exterior Door Weather-Stripping
- Water Saving Plumbing Fixtures:
 - **Kohler®** Ultra Low-Flow Elongated Toilets
 - Low-Flow **Moen®** Shower Heads
 - **Moen® Watersense™** Faucets
- **Prestige™** Series Hybrid Heat Pump and 50-Gallon Water Heater
- Aluminum Fascia and Soffit with Venting through Heat Dispersing Roof Vents

Interior Package

- 10-Year KB Home Limited Warranty
- 9'4" Ceiling Height (1st Floor only)
- Smoke and Carbon Monoxide Detectors
- Knockdown Textured Ceilings
- Finished Garage with Interior Access
- **Wayne-Dalton®** Fully Insulated Garage Door - Raised Panel
- Pre-wired for Garage Door Opener
- **Kwikset®** Satin Chrome Interior Door Hardware
- **Therma-tru®** Fiberglass Front Entry Door w/Raised Panels
- Solid Surface Window Sills
- **Seagull®** Designer Selected Interior Light Fixtures
- 16"x16" Ceramic Tile on 1st Floor and all Baths and Laundry
- **Shaw®** Stain Resistant Carpet
- **Sherwin-Williams®** ZERO VOC Paint
- **Closet Maid®** Ventilated Shelving in Closets
- Pre-wired for four (4) Ceiling Fans w/ 1 Switch
- Pre-wired for four (4) Cable Outlets: 1 in Great Room, 1 in Master, 2 additional locations
- Pre-wired for 1 Phone at Kitchen
- One electrical receptacle with two (2) USB ports

Bath

- **Seagull®** Designer Selected Light Fixtures
- Single Vanity in Master Bath
- **Kohler®** Ultra Low-Flow Elongated Toilets
- Designer **Moen®** Faucets
- **Piedrafina** Countertops
- **Sterling®** Kohler Vikrell 42" Tub/Shower
- Powder Room w/Pedestal Sink on First Floor in Two Stories

Kitchen

- **Whirlpool®** Appliances Including:
 - **Energy Star®** Multicycle Dishwasher with Low-Flow Cycle
 - Free-Standing Glass-Top Range
 - Vented Range Hood
- **Quality®** Birch 36" Recessed Panel Cabinets
- 50/50 Stainless Steel Kitchen Sink with 1/3 H.P. Garbage Disposal
- Pre-Plumbed for Automatic Ice Maker
- **Granite** Countertop with 4" backsplash in the Kitchen

Exterior Package

- Concrete Masonry Construction
- Paver Patio
- **Seagull®** Designer Garage Coach Lights
- Lawn Maintenance Included in HOA
- **CertainTeed™** Fungus Resistant 3-Tab Asphalt Shingle Roofs with 25-Year Warranty
- 2 Hose Bibbs: 1 in Front and 1 in Rear
- 2 GFI Weatherproof Exterior outlets
- **Bora-Care** Termite Treatment
- Fully Sodded with St. Augustine Sod and Zoned Irrigation System (specific per homesite)
- Professionally Designed Landscape Package
- Professionally Engineered Roof Trusses with Connector for Hurricane and Wind Protection
- **Sherwin Williams®** LOXON Premium Paint