



WHY NOT START FRESH?



Bold Included Features

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Interior Features

- Decorative 5 ¼" colonial baseboards
- Decorative 2 ¼" colonial door casing
- Shaw LVP flooring on first floor living areas
- Lever door hardware in brushed nickel
- Two square panel, smooth colonist doors
- Maintenance-free, ventilated shelving throughout
- Smoke and carbon monoxide detectors wired to electrical system with battery back-up
- Cat6 data outlet in Master Suite and Living Room
- Structured media enclosure in Master Suite closet
- Ceiling fan pre-wire, switched in Living Room, Recreation Room (per plan), and all Bedrooms
- Recessed LED flush mount light fixtures
- Decora lighting switches
- Carpets with 7/16" 5.5lbs foam pad
- Interior washer and dryer with vent to the exterior

Kitchen Features

- 2cm quartz countertops (per Interior Design selection)
- Spacious island workspace (per plan)
- Island seating area (per plan)
- Pull out Trash Drawer in Kitchen Island.
- LVP flooring in Kitchen
- Designer recessed panel cabinets, with hidden hinges and hardware with 42" upper cabinets and crown molding
- Premium 18-gauge, undermount, single bowl stainless-steel sink, 9-5/16" deep
- Single handle with pullout spray faucet in brush nickel finish
- Self-cleaning stainless-steel slide-in electric range
- Recirculating stainless-steel microwave
- High-efficiency Energy Star stainless-steel dishwasher
- 1/3 hp garbage disposal
- Oversized, walk-in pantry with 5 rows of shelving (per plan)
- Recessed LED flush mount light fixtures

Bathroom Features

- Spacious walk-in closets (per plan)
- LVP flooring
- 2.0 cm quartz countertops
- Mirrors with vanity lighting w/ recessed LED flush mount bulbs
- Single handle faucets in brush nickel finish
- Rectangular undermount sinks
- Elongated commodes
- Semi-frameless
- Ceiling height tile shower surrounds with tile shower floors
- Semi-frameless shower enclosures (not included with tubs)
- Freestanding roman tub (per plan)
- Designer recessed panels cabinet with hardware and hidden hinges
- Spacious linen closets (per plan)

Exterior Features

- Attractive and architecturally authentic elevations with textured stucco and fiber cement siding systems
- Stylish exterior front door hardware with handleset and smart lock.
- Insulated 2 Square panel fiberglass 8' 0" front door and 8'0" sliding glass rear door (per plan)
- High quality acrylic exterior paint
- Raised panel reinforced decorative garage doors
- Automatic garage door opener with 2 remotes
- Low-E, insulated sliding glass doors (per plan)
- Professionally designed landscape packages
- One cast aluminum construction black outdoor wall lantern.
- Water-conserving irrigation systems
- Weather resistant acrylic paint on front porch and rear patio (per plan)
- Private, 2-car or 3-car garage (per plan)
- Exterior hose bibb at garage and rear of home

Energy Saving Features

- High efficiency air conditioning system with SEER2 ratings that meets or exceeds current building codes
- Energy efficient range and heating system
- Smart thermostat with voice control
- LED flush mount light fixtures
- Energy efficient LED lightbulbs
- R-4.1 insulated block walls
- R-13 insulation in exterior framed walls
- R-30 batt/blown ceiling insulation over conditioned space
- Insulated AC ductwork hard-sealed with mastic
- Energy efficient water heater
- Air infiltration barrier between framing and drywall

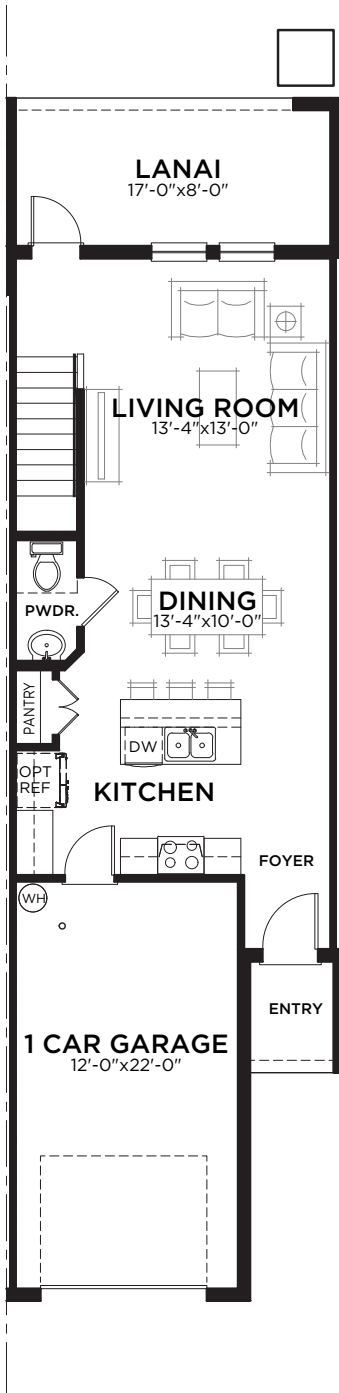
Construction & Customer Care

- One-year non-transferable performance guarantee (subject to normal wear and tear)
- Four scheduled meetings with your Casa Fresca Construction Manager to learn about your new home
- First floor concrete block construction with poured, reinforced concrete cells
- Low-maintenance soffit and fascia
- 150 or 200 amp electrical service (per plan)
- BoraCare termite treatment
- Taexx built-in "tubes in the wall" pest control system

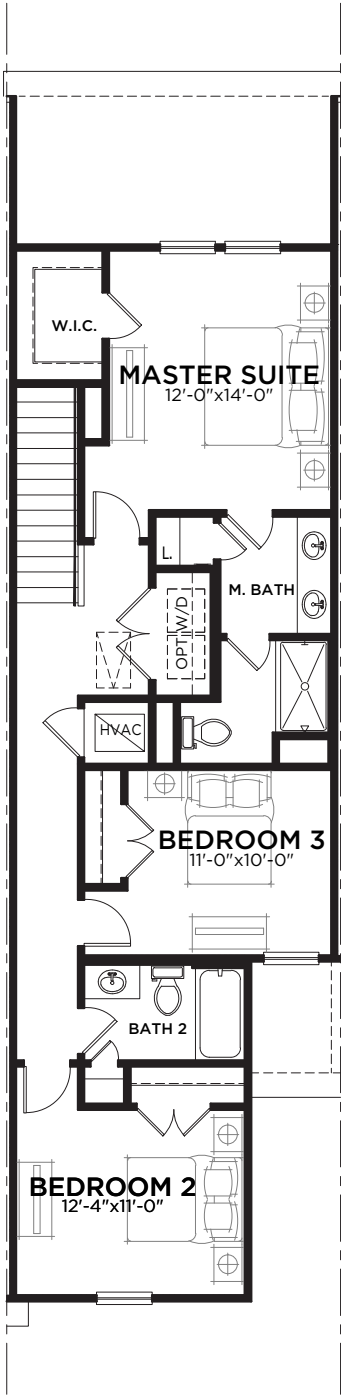
Barcelona

3 bed • 2.5 bath • 1 car | 1,535 sq. ft.

WHY NOT START FRESH?



MAIN FLOOR PLAN



UPPER FLOOR PLAN

Area Schedule

Main Floor A/C	642 SF
Upper Floor A/C	893 SF
Total A/C	1535 SF
Garage	296 SF
Lanai	144 SF
Entry	29 SF
Total Area	2004 SF

Cartagena

3 bed • 2.5 bath • 1 car | 1,720 sq. ft.

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Cartagena

Artist's conceptual rendering. Actual construction may vary in color, features, and dimensions. Availability, specifications, and pricing are subject to change without notice. All plans require developer approval and may be modified in order to comply with these developer requirements. Please speak with a Casa Fresca Sales Consultant for current information and about options where applicable. © 2020 Casa Fresca-Cool Homes, LLC. All Rights Reserved. Not an offer to purchase where prohibited by law. Broker Participation Welcome. CRC#057247

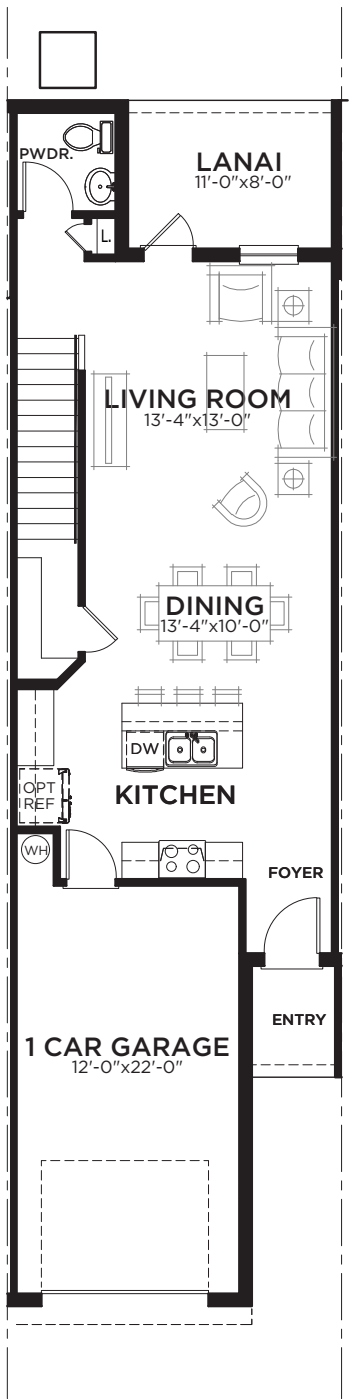
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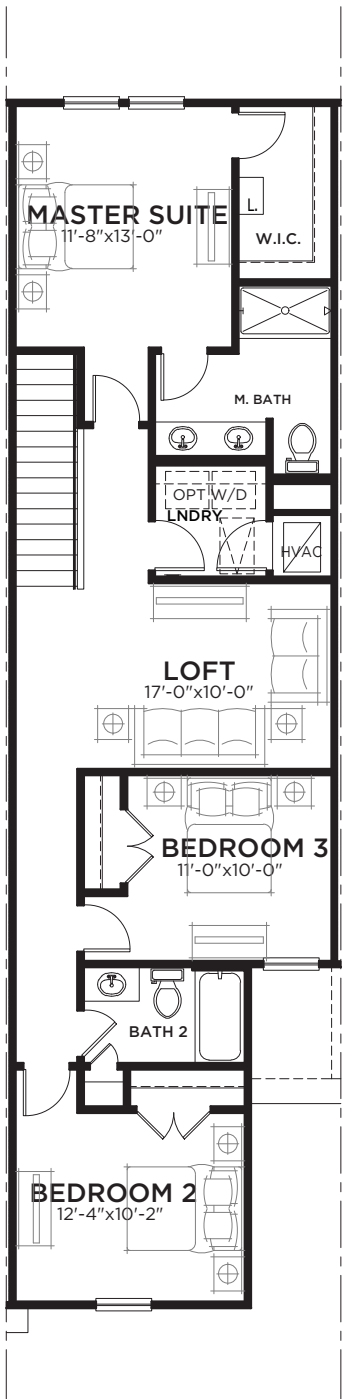
Cartagena

3 bed • 2.5 bath • 1 car | 1,720 sq. ft.

WHY NOT START FRESH?



MAIN FLOOR PLAN



UPPER FLOOR PLAN

Area Schedule

Main Floor A/C	687 SF
Upper Floor A/C	1033 SF
Total A/C	1720 SF
Garage	303 SF
Lanai	92 SF
Entry	29 SF
Total Area	2144 SF

Tulum

4 bed • 2.5 bath • 2 car | 1,866 sq. ft.

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Tulum

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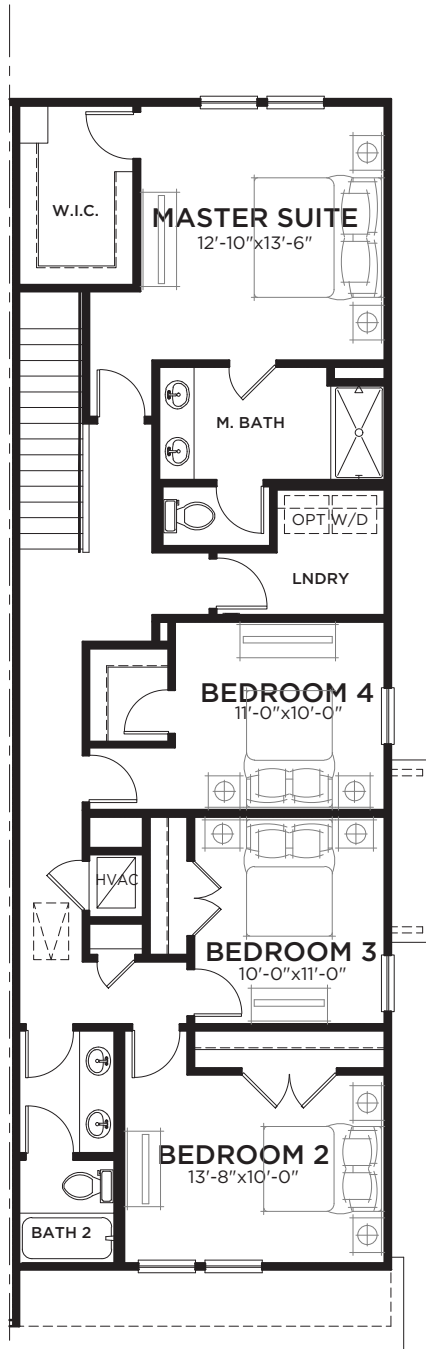


Tulum

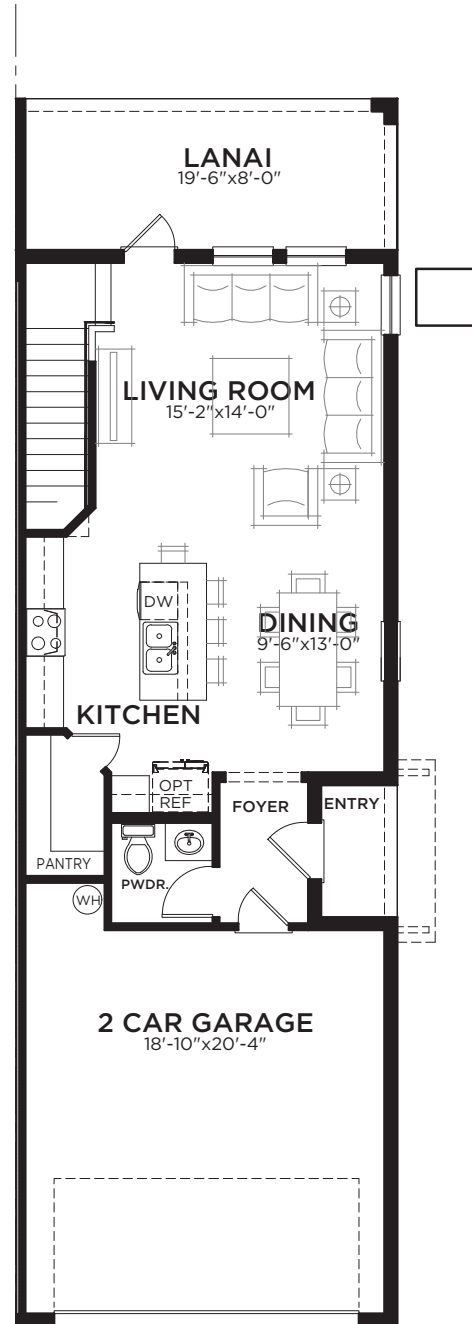
4 bed • 2.5 bath • 2 car | 1,866 sq. ft.

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UPPER FLOOR PLAN



MAIN FLOOR PLAN

Area Schedule

Main Floor A/C	678 SF
Upper Floor A/C	1188 SF
Total A/C	1866 SF
Garage	434 SF
Lanai	160 SF
Entry	28 SF
Total Area	2488 SF

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Foxtail

2 bed • 2 bath • 2 car | 1,451 sq. ft.

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Foxtail M

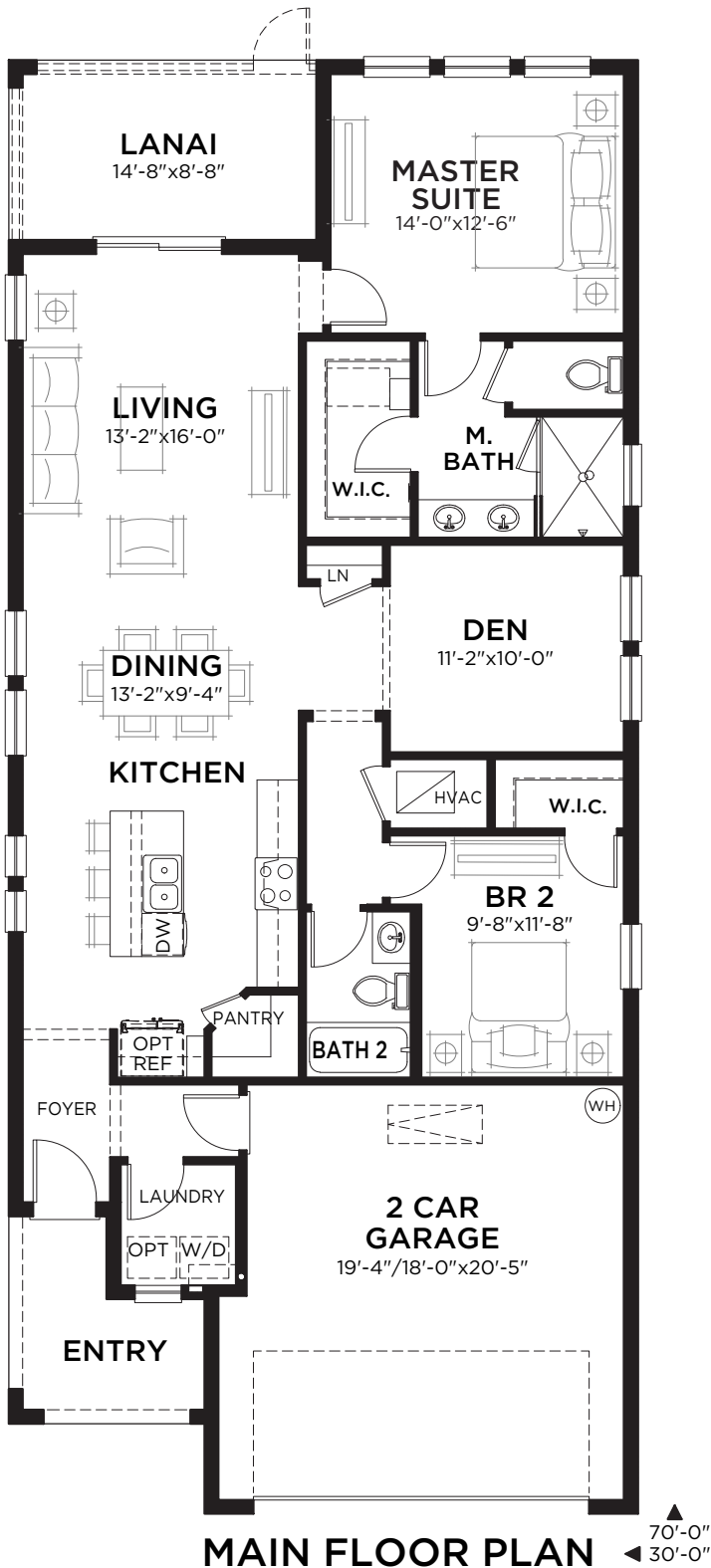


Foxtail T

Foxtail

2 bed • 2 bath • 2 car | 1,451 sq. ft.

WHY NOT START FRESH?



Area Schedule

Main Floor A/C	1451 SF
2 Car Garage	407 SF
Lanai	127 SF
Entry	75 SF
Total Area	2060 SF

Bismark

3 bed • 2 bath • 2 car | 1,615 sq. ft.

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Bismark B



Bismark M

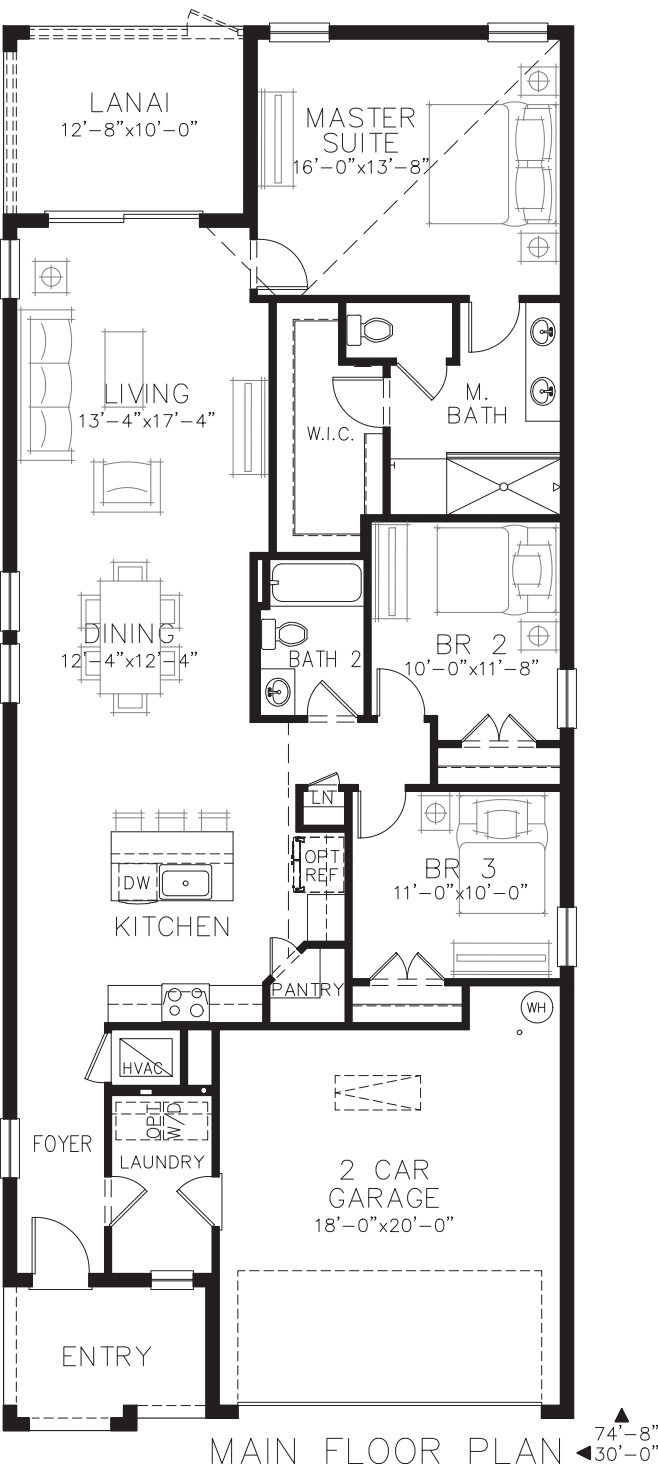


Bismark T

Bismark

3 bed • 2 bath • 2 car | 1,615 sq. ft.

WHY NOT START FRESH?



Area Schedule

Main Floor A/C	1615 SF
2 Car Garage	403 SF
Lanai	127 SF
Entry	82 SF
Total Area	2227 SF

Sylvester

3 bed • 3 bath • 2 car | 1,869 sq. ft.

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Sylvester M



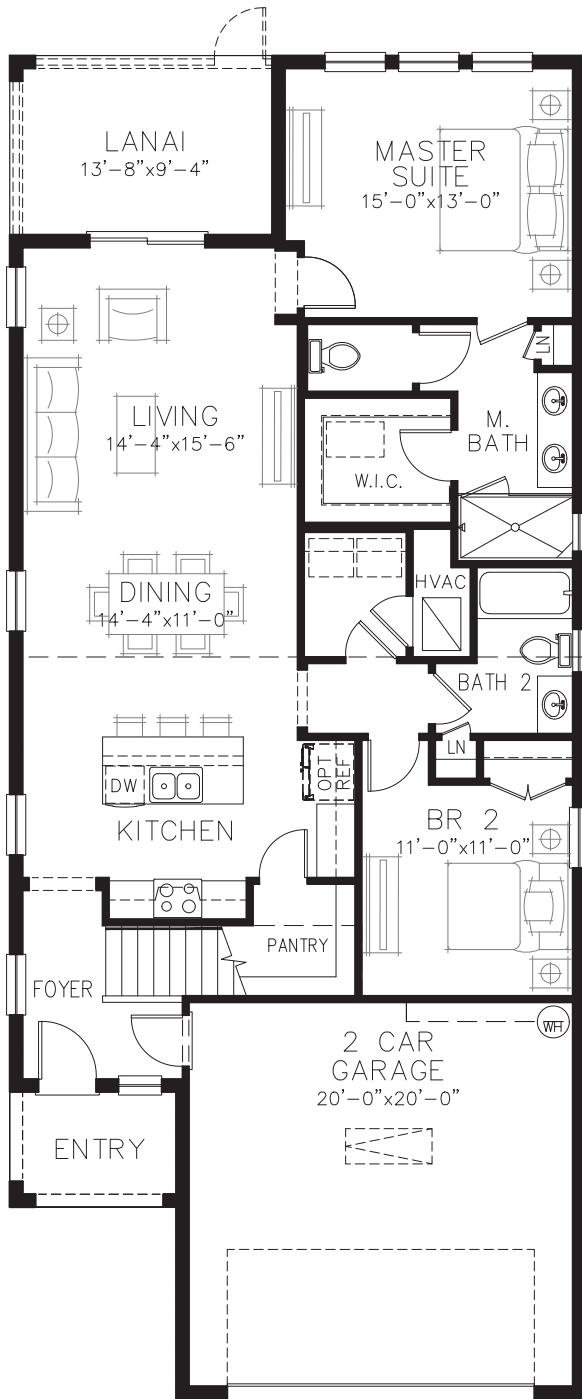
Sylvester T

Sylvester

3 bed • 3 bath • 2 car | 1,869 sq. ft.

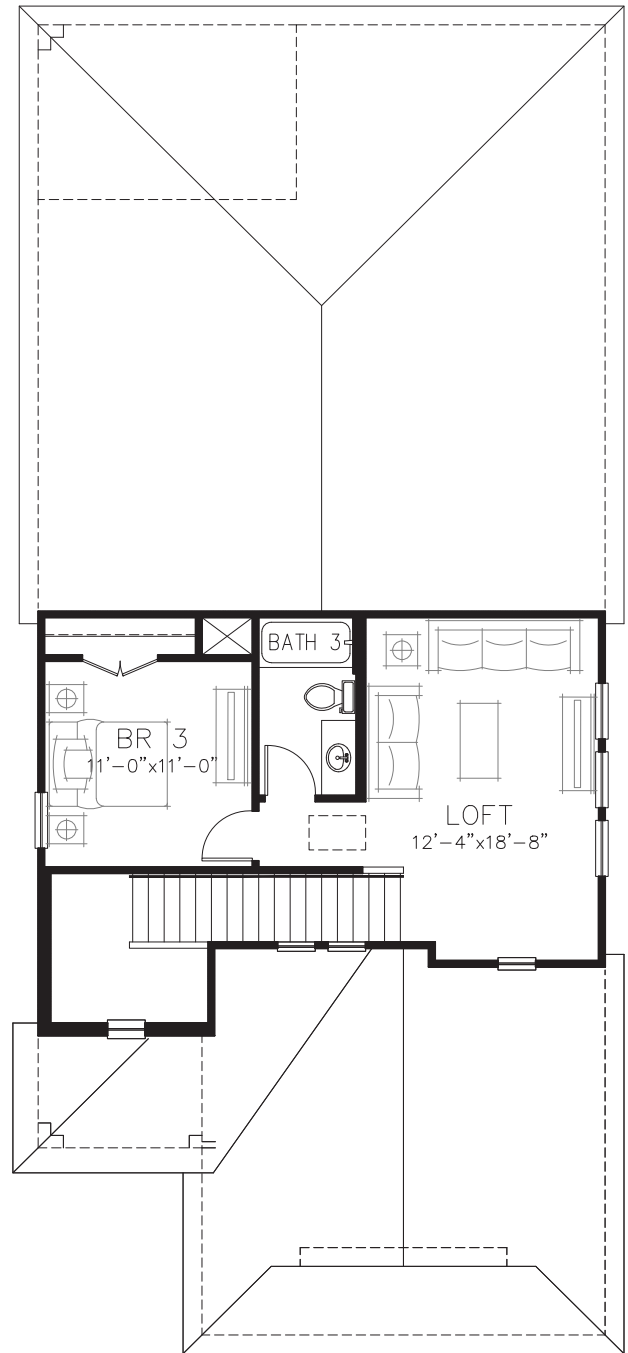
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MAIN FLOOR PLAN

70'-0"
30'-0"



Area Schedule

Main Floor A/C	1396 SF
Upper Floor A/C	473 SF
TOTAL A/C	1869 SF
2 Car Garage	438 SF
Lanai	128 SF
Entry	52 SF
Total Area	2487 SF

Coconut

2 bed • 2 bath • 2 car | 1,700 sq. ft.

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Coconut A



Coconut C

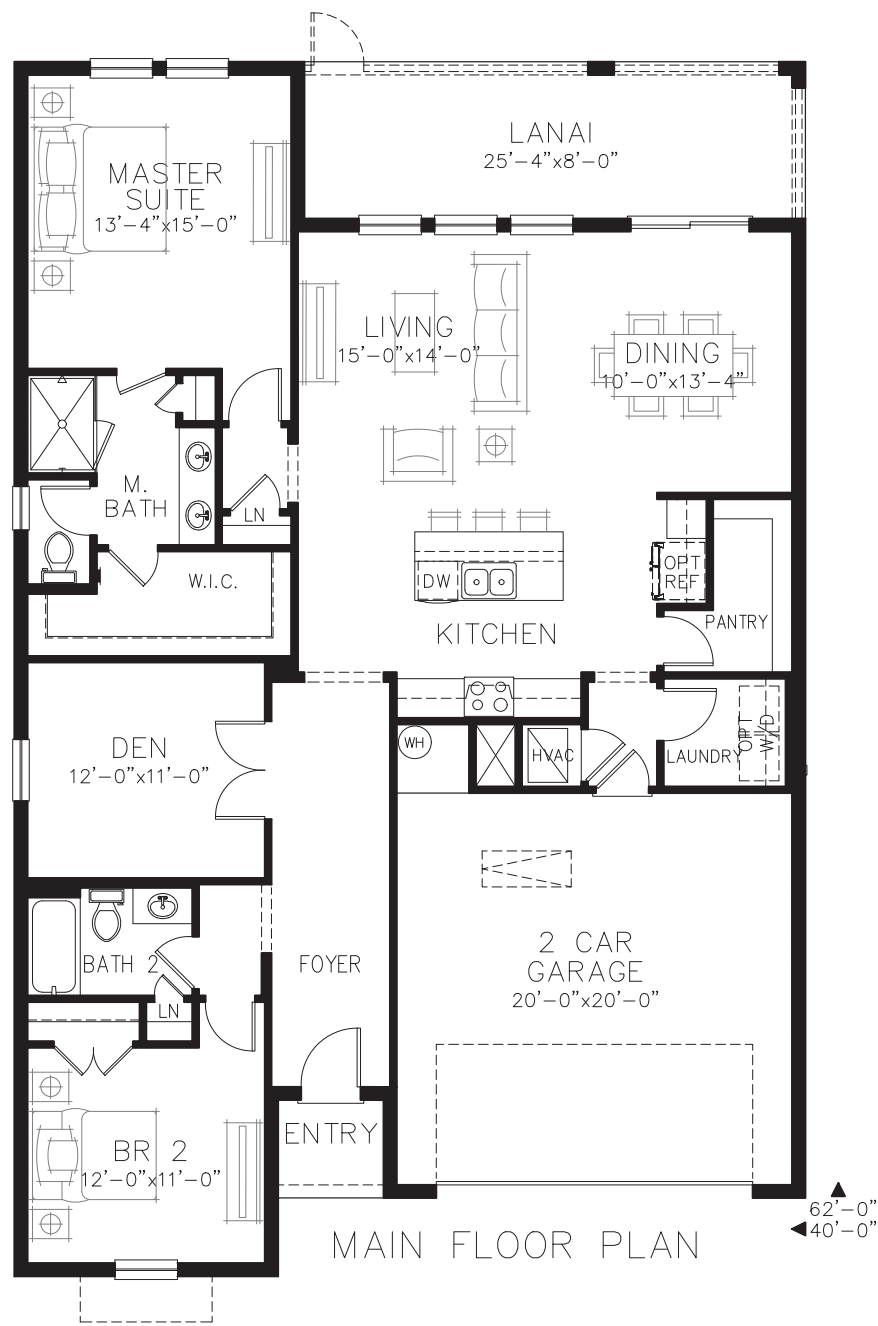


Coconut T

Coconut

2 bed • 2 bath • 2 car | 1,700 sq. ft.

WHY NOT START FRESH?



Area Schedule

Main Floor A/C	1700 SF
2 Car Garage	443 SF
Lanai	203 SF
Entry	27 SF
Total Area	2373 SF

Palmetto

2 bed • 2 bath • 3 car | 1,810 sq. ft.

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Palmetto A



Palmetto B

Palmetto

2 bed • 2 bath • 3 car | 1,810 sq. ft.

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Palmetto M

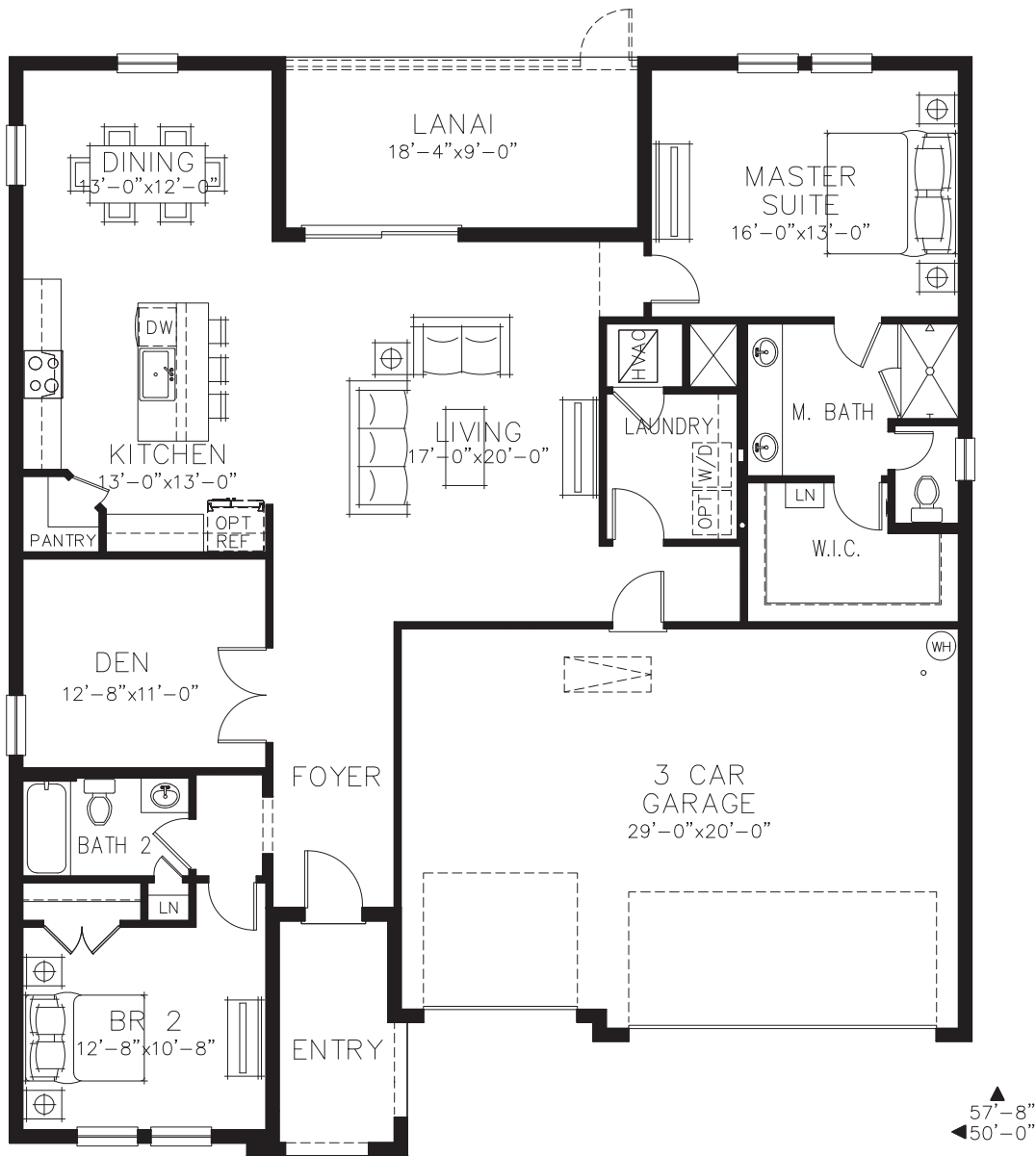


Palmetto T

Palmetto

2 bed • 2 bath • 3 car | 1,810 sq. ft.

WHY NOT START FRESH?



MAIN FLOOR PLAN

Main Floor A/C	1810 SF
Total A/C	1810 SF
3 Car Garage	636 SF
Entry	78 SF
Lanai	165 SF
Total Area	2689 SF

Montgomery

3 bed • 3 bath • 2 car | 1,985 sq. ft.

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Montgomery C

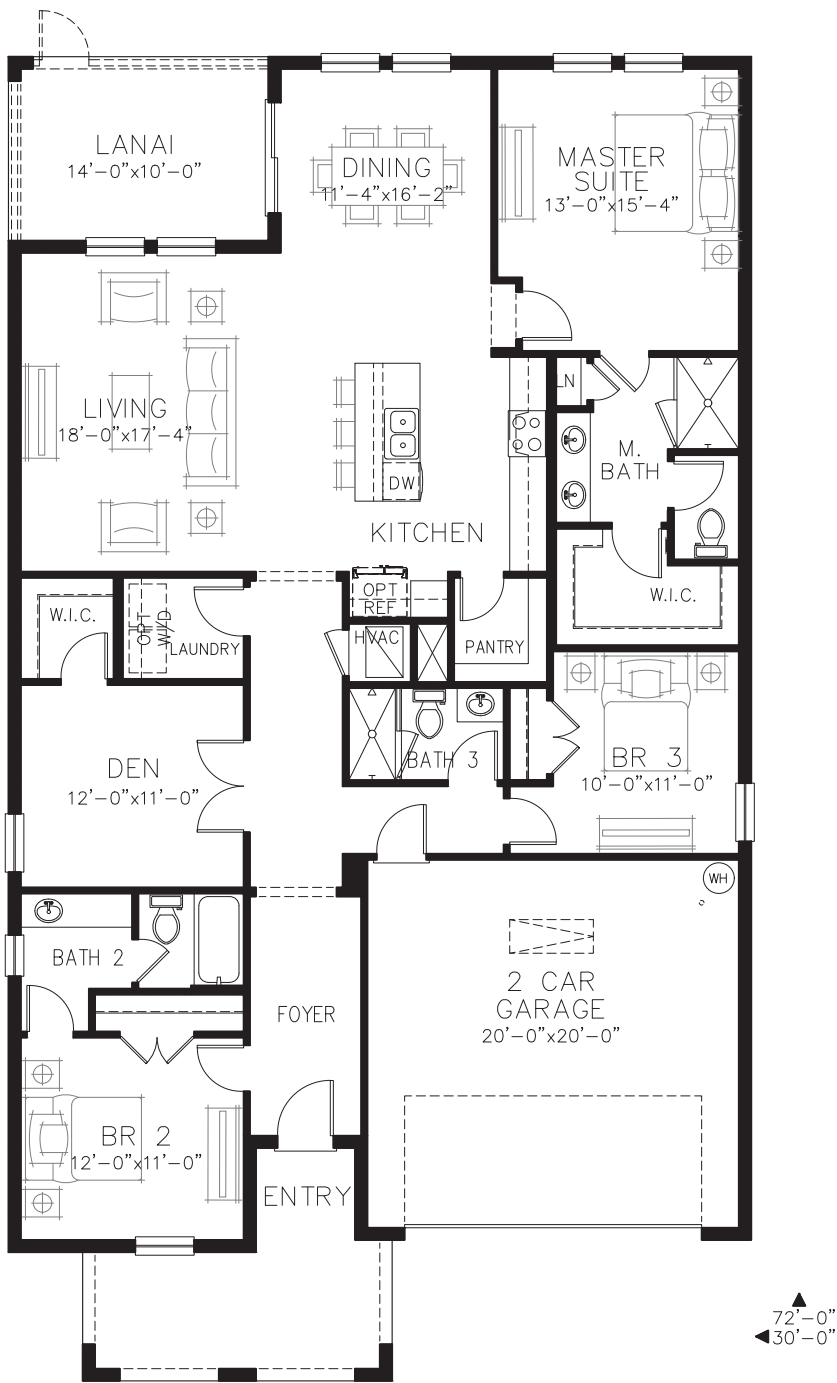


Montgomery M

Montgomery

3 bed • 3 bath • 2 car | 1,985 sq. ft.

WHY NOT START FRESH?



Area Schedule

Main Floor A/C	1985 SF
TOTAL A/C	1985 SF
2 Car Garage	430 SF
Lanai	140 SF
Entry	148 SF
Total Area	2703 SF