

The Magnifico Collection at Palermo

DISTINCTIVE DESIGN FEATURES

Palermo's breathtaking homes offer gracious living areas and masterful appointments that reflect the timeless charm of Coastal Mediterranean, Country French and Tuscan architecture.

Elegant Interiors

- Entry portal and entry foyer with dramatic "sense of arrival" (per plan)
- Artfully crafted staircase with wrought iron railings (per plan)
- Gracious formal living and dining rooms (per plan)
- Spacious family rooms with stone mantles with stone fireplace surrounds with ventless metal fireboxes and cabinetry
- Solid-core interior doors
- Custom-style crown moldings, window sills and door trim
- Extensive recessed lighting and Decora light switches
- Stained cabinetry with concealed hinges and Kohler faucets (Sterling sinks, tubs and toilets)
- Convenient interior laundry room with utility sink and faucet with service for washer/dryer (equipment not included)
- Long-lasting ceramic tile and plush wall-to-wall carpeting throughout all living areas (per plan)
- Granite countertops in all secondary vanities

Personalized Exteriors

- Attractive Coastal Mediterranean, Country French and Tuscan architecture
- Dramatic entry portals, landscaped interior and side courtyards, lanais and balconies (per plan)
- Individually detailed exteriors with stucco, brick, stone, banding, corbels and shutter detail (per elevation)
- Monier Concrete Lifestile roof in a variety of colors and textures per exterior color palate
- Beautiful stained wood front door
- Multi-themed landscaping designs including full irrigation with clock, trees, shrubbery, and groundcovers (per plan)
- Salt-finish concrete driveway and sidewalk with paver banding
- Beautiful Hurd vinyl casement and fixed glass windows with upgraded Therma-Tru French doors (per plan)
- Eight-foot oversized "carriage house" style garage sectional doors with custom design (per architectural theme)
- Fully drywalled trimmed and painted garage interiors
- Barbecue gas stub
- Three hose bibs and weatherproof electrical outlets (per plan)
- Attractive exterior electrical fixtures with rear yard flood light

Designer Gourmet Kitchens

- Thoughtfully designed, user-friendly gourmet kitchen with large food preparation and entertainment island (per plan)
- Beautifully crafted stained cabinetry with concealed hinges and cabinet crown
- Elegant granite countertops throughout kitchen
- Sophisticated recessed lighting
- Stainless steel GE kitchen appliances including 30-inch gas slide in range, Potscrubber dishwasher, microwave/hood and disposal (refrigerator not included)
- Large Sterling sink with upgraded Kohler faucet
- Spacious morning room with access to lanai (per plan)

Opulent Master Suites

- Oversized master bedroom
- Spacious master bath with granite countertops, his and her vanities and compartmentalized commode
- Cabinetry with concealed hinges, Sterling sinks, tub and toilet and Kohler faucets
- Separate walk-in shower
- Oversized master tub
- Walk-in master closets with free slide shelving
- Art-quality mirrors and recessed lighting (per plan)

Home Technology Conveniences

- Structural pre-wire system for centralized distribution of voice, video and data services
- Audio visual pre-wired in family room
- Multi-zoned air conditioning and central air conditioning with digital thermostat (per plan)
- Electronic smoke detectors
- Security alarm including motion detector with two keypads and siren
- Two 70-gallon hot water heaters... one gas and one electric (per larger plans)

Full warranty coverage

- One-year builder warranty
- Second-year extended warranty on systems
- Ten-year HBW 2-10 structural warranty

Palermo offers a wide variety of special options. Personalize your new home to suit your tastes with our professional interior design staff.



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