

# The Primo 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"
- Artfully crafted staircase with wrought iron railings (per plan)
- Gracious formal living and dining rooms (per plan)
- Spacious family rooms with fireplaces and pre-cast mantle and built-ins (per plan)
- Solid-core interior doors
- Custom-style crown moldings, window and door trim (per plan)
- Extensive recessed lighting and Decora light switches
- European-style stained raised panel cabinetry in secondary baths with concealed hinges, granite and upgraded Kohler plumbing fixtures
- Convenient interior laundry room with Thermofoil lower base cabinets, Formica countertop with laundry sink and faucet with service for washer/dryer
- Long-lasting porcelain ceramic tile and plush wall-to-wall carpeting throughout all living areas (per plan)

### 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 Lifetile roof in a variety of colors and textures per exterior color palate
- Masonry courtyard privacy fencing (per plan)
- Beautiful stained wood front door
- Multi-themed landscaping designs including irrigation, clock, trees, shrubbery, groundcovers and courtyard drains (per plan)
- Salt-finish concrete driveway and sidewalk with paver banding
- Beautiful Hurd classic vinyl casement and fixed glass windows with upgraded Therma-Tru French doors (per plan)
- Eight-foot oversized garage sectional doors with custom design (per plan)
- Fully drywalled and painted garage interiors
- Barbecue gas stub
- Three hose bibs and weatherproof electrical outlets
- 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 European raised panel stained cabinetry with concealed hinges
- Elegant granite countertops throughout kitchen
- Sophisticated recessed lighting and under-counter task lighting
- Stainless steel GE Profile kitchen appliances including 36-inch gas cooktop, 30-inch oven, Potscrubber dishwasher, microwave, hood and disposal
- Large Kohler sink with upgraded Kohler faucet
- Functional and attractive pantry cabinets with butler's pantry (per plan)
- Heavy duty disposal
- Spacious morning room with access to lanai (per plan)

### Opulent Master Suites

- Oversized master bedroom
- Spacious master bath with his and her vanities and compartmentalized commode
- European-style cabinetry with concealed hinges and upgraded Kohler fixtures with granite countertops
- Separate over-sized walk-in shower
- Spa tub with tile surrounds
- Walk-in master closets with built-in allowances
- 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, with distributed audio in 3 other rooms
- Multi-zoned air conditioning and central air conditioning with digital thermostat (per plan)
- Electronic smoke detectors
- Fire and security alarm including motion detector with two keypads and siren
- Two 70-gallon hot water heaters... one gas and one electric (per plan)

### 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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