

VILLAGES OF VALENCIA

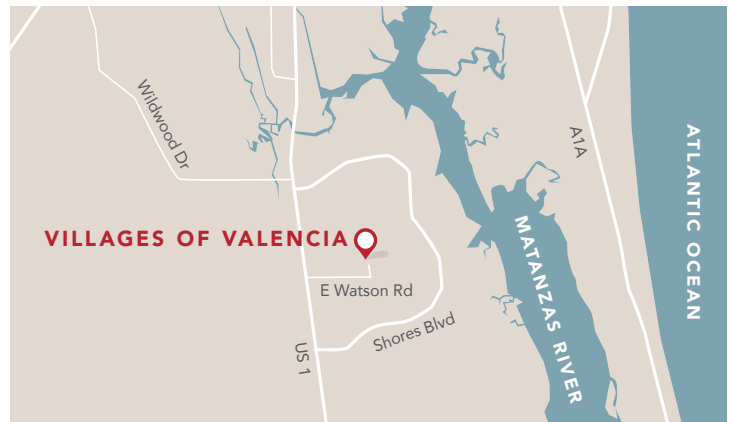
ST. AUGUSTINE

• MASTERCRAFT •

ABOUT

VILLAGES OF VALENCIA

What makes the Villages of Valencia your kind of community? Maybe it's the peaceful location, nestled in a beautiful sand ridge, just minutes away from downtown St. Augustine, the Intracoastal Waterway and the Atlantic Ocean. Or perhaps it's the quaint neighborhood feeling. Most likely it's the feeling you get when you step through the front door of your new home. New home prices start in the low \$200s, with low HOA and no CDD fees. There's no place like home.



Map is conceptual and not to scale. Actual development, including any planned or proposed features, may vary from the map and be outside of the control of MasterCraft Builder Group.

HIGHER STANDARDS 2.0

VILLAGES OF VALENCIA

Some builders call them upgrades, we call them standards.

Higher standards are inherent in our designs. Look for our red diamond to signify these amazing features that come standard in each quality MasterCraft home.

ELEGANT INTERIORS

- ◆ Stain resistant carpet by Shaw with 5 year warranty and 6lb padding
- ◆ 18" Ceramic tile floors in kitchen, great room, café, laundry room and all baths
- ◆ Sherwin Williams zero VOC paint in over 50 color choices – environmentally safe, durable, and washable
- ◆ Smooth walls for a more elegant look
- ◆ Ceiling fan prewire in formal dining/study, family room, all bedrooms and back porch (per plan)
- ◆ Brushed nickel lever handles and hinges on interior doors
- ◆ Decorative light fixtures in foyer, formal dining room, and bathrooms by Kichler
- ◆ Single knockdown ceilings
- ◆ Choice of paneled interior doors
- ◆ Samsung Washer and Dryer: 4.0 cu. ft. top load washer with self clean feature and 7.2 cu. ft. electric dryer with moisture sensor
- ◆ Interior laundry rooms (separated from garage entry)
- ◆ Free-sliding vinyl coated shelving in all bedroom closets. Double hung shelving on longest wall in Master closet
- ◆ Décor style light switches
- ◆ 9' ceilings

GOURMET MASTERCRAFT KITCHENS

- ◆ 42" maple cabinets with crown moulding in choice of colors and style
- ◆ Solid wood cabinet doors with soft close feature
- ◆ Solid wood dovetail cabinet drawers with soft close feature

- ◆ Choice of cabinet hardware
- ◆ Granite countertops with undermount stainless steel sink
- ◆ Moen Sleek single lever pullout faucet with lifetime warranty (stainless finish)
- ◆ California style kitchen island
- ◆ Samsung freestanding electric range with powerful convection fan and two dual power elements for ultimate cooking flexibility
- ◆ Samsung stainless steel top control dishwasher with StormWash and auto-release door
- ◆ Samsung 1000W stainless steel microwave with ceramic enamel interior for easy cleaning
- ◆ Samsung 25 cu. ft. side-by-side refrigerator with LED lighting, digital LED display and external water and ice dispenser
- ◆ Moen 1/2 HP compact garbage disposal with VORTEX motor and convenient countertop mounted air switch

PERSONAL ATTENTION & WARRANTIES

- ◆ Design center appointment with professional interior designer (up to 4 hours)
- ◆ Pre-construction meeting to review final selections
- ◆ Pre-drywall orientation
- ◆ Homeowner orientation
- ◆ Builder representative to accompany you at closing
- ◆ One year MasterCraft Warranty
- ◆ 10-year structural warranty through Centricity
- ◆ Three year limited factory warranty on all Samsung appliances*

(continued on next page)

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(cont. Villages of Valencia Higher Standards 2.0)

LUXURIOUS MASTER BATHROOM

- ◆ Raised height maple vanity in your choice of color and style with double porcelain undermount sinks
- ◆ Quartz or granite vanity countertop
- ◆ Moen Eva centerset chrome faucets with lifetime warranty
- ◆ Walk-in shower with upgraded frameless, clear glass enclosure
- ◆ Shower walls tiled from floor to ceiling
- ◆ Solid wood cabinet doors with soft close feature
- ◆ Solid wood dovetail cabinet drawers with soft close feature
- ◆ Cabinetry hardware installed on operational doors and drawers
- ◆ Moen oversized chrome showerhead with lifetime warranty
- ◆ Separate toilet room for privacy
- ◆ Vanity-sized mirror with overhead decorative lighting

LUXURIOUS SECONDARY BATHROOMS

- ◆ Raised height maple vanity in your choice of color and style with porcelain undermount sink
- ◆ Quartz or granite vanity countertop
- ◆ Solid wood cabinet doors with soft close feature
- ◆ Solid wood dovetail cabinet drawers with soft close feature
- ◆ Cabinetry hardware installed on operational doors and drawers
- ◆ Walls above tub tiled to ceiling to match the floor
- ◆ Moen Eva chrome faucet with lifetime warranty
- ◆ Moen oversized chrome showerhead with lifetime warranty
- ◆ Vanity-sized mirror with overhead decorative lighting

CLASSIC EXTERIORS

- ◆ 6" seamless gutters and downspouts on the front elevation
- ◆ 50-year limited warranty architectural shingles by GAF
- ◆ Decorative coach lights at garage
- ◆ Easy access whole home emergency water shut-off valve in garage
- ◆ Attractive landscape package with full irrigation system and fully sodded yard
- ◆ Insulated garage door with ultra-quiet opener (two remotes)
- ◆ Synthetic roof underlayment for greater protection
- ◆ High quality AdvanTech sub floor on 2nd stories for quieter and more solid floors

- ◆ Innovative Zip System wall sheathing to minimize air leakage and provide greater structural durability
- ◆ Finished garage
- ◆ Superior low-maintenance cementitious siding by James Hardie
- ◆ Oversized covered lanai (per plan)
- ◆ Weatherproof electrical outlet at front and rear of home
- ◆ Low maintenance vinyl soffit and aluminum fascia
- ◆ Two hose bib locations (per plan)

ENERGY SAVING FEATURES

- ◆ Residential Energy Guarantee through Centricity
- ◆ Site specific HERS energy rating which gives your home an individualized efficiency score.
- ◆ R-38 ceiling insulation
- ◆ R-19 wall insulation
- ◆ Superior 2" x 6" exterior wall construction
- ◆ LowE vinyl double-pane tilt-out windows
- ◆ Lennox 16 SEER high efficiency, 2-stage, heating and cooling system(s) with variable speed air handler
- ◆ LED bulbs on all fixtures and LED recessed can lights in kitchen, café, master bath, and guest bath (per plan)
- ◆ LED strip lighting in garage, laundry room and walk-in closets
- ◆ Toto elongated "universal" (raised) height toilets in all bathrooms with 1.28 gallons per flush
- ◆ Electric water heater efficiently sized for your home

HI-TECH FEATURES

- ◆ Samsung SmartThings hub to control a wide range of connected devices
- ◆ Kwikset Dakota handle at front door with SmartCode electronic deadbolt
- ◆ Ecobee3 lite wifi enabled/ lifestyle customizable thermostat
- ◆ Up to 6 locations of Cat5e or RG6 "single drop" prewires for flexibility and connectivity
- ◆ 30" structured wiring panel
- ◆ Flat panel TV prep in gathering or family room (per plan)

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PRICING

VILLAGES OF VALENCIA

PLAN NAME	ELEVATION	SQ. FEET	BED	BATH	GARAGE	STORY	PRICE
ATLANTIC	Coastal	1,462	3	2	2-Car	1	\$249,000
	Craftsman	1,462	3	2	2-Car	1	\$254,000
	Victorian Farmhouse	1,462	3	2	2-Car	1	\$249,000
CRESCENT	Coastal	1,694	2	2	2-Car	1	\$258,000
	Craftsman	1,694	2	2	2-Car	1	\$262,000
	Victorian Farmhouse	1,694	2	2	2-Car	1	\$261,000
NEPTUNE	Coastal	1,786	3	2	2-Car	1	\$267,000
	Craftsman	1,786	3	2	2-Car	1	\$270,000
	Victorian Farmhouse	1,786	3	2	2-Car	1	\$267,000
ST. AUGUSTINE	Coastal	1,798	3	2	2-Car	1	\$264,000
	Craftsman	1,798	3	2	2-Car	1	\$267,000
	Victorian Farmhouse	1,798	3	2	2-Car	1	\$267,000
VILANO	Coastal	2,016	3	2	2-Car	1	\$286,000
	Craftsman	2,016	3	2	2-Car	1	\$291,000
	Victorian Farmhouse	2,016	3	2	2-Car	1	\$288,000
VILANO WITH BONUS	Coastal	2,432	3	2	2-Car	2	\$311,000
	Craftsman	2,432	3	2	2-Car	2	\$316,000
	Victorian Farmhouse	2,432	3	2	2-Car	2	\$313,000

Prices subject to change without notice. 08/01/19