

# ACTIVE ADULT

## GOLD STANDARD FEATURES

*"Plus the Advantage of Armstrong"*

### EXTERIOR FEATURES

- 3,000 psi concrete poured footer and slab with fiber-mesh reinforcement and vapor barrier
- 2" x 4" wood studs – 16" center on exterior load bearing walls
- Fully vented aluminum soffits
- Aluminum fascia
- Termite pre-treatment
- Landscape package with sod
- Full width concrete driveway and walks
- Energy efficient heat pump with central air conditioning
- Weather protected and covered entrance
- (3) Exterior hose bibs
- (4) Weatherproof GFI exterior receptacles
- 30-year fiberglass architectural shingles
- Mailbox and post
- Elegant 6/12 roof pitch
- Volume ceilings per plan
- Screened lanai with kick plate and door
- Raised panel garage door with lites
- Side-access garage door with 9-lite window (per plan)

### IN THE LAVISH BATH

- Simulated marble countertops
- Ceramic shower to 8' in master bath with seat (per model)
- Simulated marble tub in master bath
- Americast tub with ceramic tile walls to 8' in hall baths
- Ground fault electrical protected in kitchen and baths for your safety
- (2) Mirrored medicine cabinets
- Shower doors or enclosures per model

### INTERIOR FEATURES

- Drywall finish – knockdown textured walls and ceilings
- 8' and 10' plate heights with flat, cathedral or tray ceilings (see individual plans and details)
- Stain-resistant carpet over 6# high density pad with a wide selection of decorator colors
- Colonial style raised 6-panel interior doors
- Gold lighting package selection
- Smoke detectors (per plan)
- Quality 12" ceramic tile flooring in kitchen, nook, laundry, foyer and baths (per plan)
- 200-amp electrical service
- (1) Garage door opener with 2 remotes
- Installation included for ceiling fan in master bedroom, great room, and porch
- Pre-wire for fan/light in guest bedrooms
- Pre-wired for 4 TV outlets and 4 phone jacks
- Insulated energy-efficient single-hung windows (white or bronze)
- Wood or marble window sills
- Recessed washer/dryer hook-up
- Ventilated, vinyl-coated shelving
- Laundry tub

### IN THE KITCHEN

- Deluxe 20 cu. ft. frost-free refrigerator with icemaker
- 30" self-cleaning electric range with mono-chromatic front and lighted hood
- Microwave
- Multi-cycle, automatic, energy-efficient, built-in dishwasher
- Stainless steel, double basin sink with single handle faucet
- Raised/flat panel oak, maple or thermafoil cabinets with hidden hinges
- Center rollout drawers in kitchen base cabinets
- Beveled edge laminate countertops
- 1/2 H.P. garbage disposal

### ADDITIONAL FEATURES

- Plant shelves (in selected models; not available with 10' ceilings)
- Exterior glass transoms per plan
- 10-year Bonded Builders Warranty
- Water hook-up fee included
- Sewer hook-up fee included
- Marion County impact fees included
- 13 seer rated HVAC
- Quality Sherwin-Williams paint
- "Personal" customer walk-through upon completion
- Pre-engineered roof trusses 24" on center
- Partition walls 2" x 4" aluminum studs on 16" center; load bearing walls to be wood studs (at builder's discretion)
- Zoned sprinkler system
- Spray-Crete® front entry and screened lanai

*Prices, specifications and features subject to change without notice.  
Lights and fans come from lighting package.*

The logo for Armstrong Homes features the word "Armstrong" in a large, bold, black serif font. The letter "A" is significantly larger and more prominent than the other letters. Below "Armstrong", the word "HOMES" is written in a smaller, bold, black sans-serif font. The text is set against a white background with a grey shadow effect, and is partially framed by a grey geometric shape on the left side.

**HOMES**

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*The Leader in Value & Workmanship*