

Tilden Place at Winter Garden

Single Family Homes Included Features

DESIGN AND VALUE ADDED FEATURES:

- Ceramic Floor Tile in Foyer, Kitchen, Laundry and all Bathrooms
- 7/16" FHA 6lb Carpet Pad
- Painted Raised Panel Interior Doors and Bi-Folds
- Solid Surface Acrylic Window Sills
- 3 1/4" OG Baseboards with Square Casing Throughout
- Antique Brass Door Knobs
- Custom Lighting Package
- LED Light Bulbs for all Interior Standard Lights
- Decora Rocker Light Switches
- Ceiling Fan Pre-Wires (Per Plan)
- 4 RG-6 Quad-Shield Cabled TV Outlets (Per Plan)
- 2 CAT 5 Cabled Telephone Outlets (Per Plan)
- Textured Orange Peel Walls
- Knockdown Texture on all Ceilings
- 2 Hose Bibs and 4 Outdoor Receptacles
- Wood Blocking for Drapery Brackets around Windows
- Pre-Wire Outlet for Garage Door Opener
- Embossed Carriage Style Garage Doors
- Ventilated Vinyl-Coated Steel Shelving in Closets
- Professional Landscape Package
- Floratan (St. Augustine) Sod
- Automatic Sprinkler System
- Fiberglass Insulated Entry Doors
- Washer/Dryer Hookup

M/I HOMES DESIGN STUDIO:

- Design Studio with Samples and Displays (By Appointment Only)
- Selections Made with the Assistance of a Personal Selection Coordinator

SAFTEY, ENGINEERING AND CONSTRUCTION FEATURES:

- 14 Seer Energy Star® 3.1 Rated High Efficiency Air Handler and Heat Pump Combination
- Tankless Gas Water Heater
- R-38 Fiberglass Ceiling Insulation*
- Decking with Heatblock Ultra Spray Radiant Barrier Coating
- R-9 Core Fill Block Insulation*
- R-13 Fiberglass Frame Wall Insulation at 2x4 Walls*
- R-19 Fiberglass Frame Wall Insulation at 2x6 Walls*
- Air Barriers Installed for Improved Energy Efficiency
- Powerful Bath Exhaust Fans
- Mechanical Ventilation System
- Merv #6 Rated Air Filter
- Maintenance-Free Aluminum Soffit and Fascia
- 2 X 4 Studs — 16" on Center on Frame Walls
- Boracare (Termite Treatment) Applied 2' up on First Floor Walls
- Professionally Engineered Roof Trusses with Hurricane Straps for Added Protection
- Masonry Block Construction on First Floor
- Visqueen Barrier Under all Concrete Floors and Garage

SAFTEY, ENGINEERING AND CONSTRUCTION FEATURES CONT.:

- Steel Reinforced, Concrete Lintel at Masonry Perimeter Walls
- Brick Pavers at Entry, Entry Walk, Driveway and Lanai/Patio
- Fungus Resistant Dimensional Shingles
- Low E Insulated Double Pane Windows with Vinyl Frames
- Uponor Pex Piping
- 3 Hinges on all Doors
- Privacy Locks on all Bedroom Doors
- Gutters on Front of Home Along all Horizontal Soffit Roof Planes Per Plan, Per Elevation and Per Structural Options
- Gas Piping Run to Range and Tankless Water Heater

KITCHEN AND BATH FEATURES:

- Designer Selection of Wood Front Cabinets
- 42" Upper Kitchen Cabinets
- Granite Kitchen Counters with Stainless Steel Undermount Sink and Pull Out Faucet
- Granite Master Bath Counters with Undermount China Sink
- Adult Height Vanities in Master Bath
- Stainless Steel GE® Gas Range
- Stainless Steel GE® Microwave (Vented Outside)
- Stainless Steel GE® Dishwasher
- 1/2 Horsepower Disposal
- Ice Maker Line
- Moen Plumbing Fixtures
- Mirror over all Bath Vanities
- Framed Shower Enclosure in Master Bath

PEACE OF MIND: M/I's CONFIDENCE BUILDER PROGRAM:

- Pre-Construction Meeting with your Personal Construction Manager
- Certificate of Quality Inspection Plaque
- New Home Orientation
- Homeowner Service after the Purchase Including a Service Inspection 90-120 Days after Closing
- Home Builder's Limited Warranty and Manufacturer's Warranties
- The Home will be Energy Star® 3.1 Certified by a Third Party Inspector
- The M/I Warranty Commitment for your Peace of Mind and Added Resale Value

Visit mihomes.com for more information

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*R-Value means resistance to heat flow. The higher the R-Value, the greater the insulating power. The above items vary according to product line and location and are subject to change without notice.



M/I HOMES

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Top 10 Single Family Home Included Features

1. 42" Upper Kitchen Cabinets by Timberlake®
2. 17" Ceramic Tile in all Wet Areas
3. Granite Kitchen and Owner's Bath Countertops
4. Stainless Steel GE® Gas Range, Microwave and Dishwasher
5. Adult Height Vanities in Master Bath
6. Decora Rocker Light Switches and LED Interior Light Bulbs
7. Core Fill Block Insulation
8. Decking with Heatblock Ultra Spray Radiant Barrier Coating
9. The M/I Warranty Commitment
10. 100% Energy Star 3.1 Certified



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