Sweetwater at Lakewood Ranch: Included Features

WHOLE HOME FEATURES:

- Carrier Energy Star Rated High Efficiency Heat Pump System
- Programmable Thermostat WiFi Enabled
- MERV 10 Return Air Filters
- R-38 Fiberglass Ceiling Insulation
- R-7 Block Wall Insulation (1st floor)
- R-13 Fiberglass Frame Wall Insulation (2nd floor per plan)
- 19/32" Roof Sheathing with Radiant Barrier Foil
- AirBarrierstoImproveEnergyEfficiency
- CarbonMonoxide/SmokeDetectors
- LowEInsulatedVinylWindows
- LEDLightingPackage
- AO Smith Quick Recovery Gas Water Heater (per plan)
- HERSRating

PEACE OF MIND CONFIDENCE BUILDER PROGRAM:

- 10-Year Transferable Structural Warranty for Your Peace of Mind and Added Resale Value.
- Home Builder's Limited Warranty & Manufacturer's Warranties
- Pre-Construction Meeting with Your Personal Construction Manager
- Pre-Drywall Walkthrough
- New Home Orientation Prior to Closing
- Certificate of Quality Inspection Plaque
- Guaranteed Completion of New Home Orientation Items
- Homeowner Service After the Sale Including a Service Inspection 90 days After Closing
- M/I Homes Exclusive Caulk and Care Program. Improves Energy Efficiency and Helps Seal Out Moisture

M/I HOMES DESIGN STUDIO:

- Stylesmart Design Studio
- Meet with your Personal Design Consultant

THOUGHTFULLY PLANNED INTERIORS AND EXTERIORS:

- 20" Ceramic Tile Foyer, Kitchen, All Baths and Utility Room
- Wide Selection of Carpet
- 3/8" FHA 6 lb Carpet Pad
- 31/4" Colonial Trim Baseboards
- Garage Coach Light Switch at Front Door (per plan)
- Custom Preselected Lighting Package
- Decora Light Switches
- Ceiling Fan Pre-Wire per Bedrooms, Family Room & Bonus (per plan)
- RGB-6 Cable TV Outlets (4)
- CAT-6 Data or Phone Outlets (2)
- CAT-6 Alarm Lines (2)
- Video Doorbell
- 1/2 HP Garage Door Openers Wifi Enabled
- Textured Spanish Lace Ceilings
- Textured Orange Peel Walls
- Wood Blocking for Drapery Brackets Around Windows
- Marble Window Sills
- Painted Raised Panel Pre-Hung 8' Doors (per plan)
- Schlage Seville Series Lever Handles on Interior Doors (Satin Nickel)
- Schlage Barcelona Handleset & Deadbolt on Front Door Only (Satin Nickel)
- Fiberglass Insulated Inswing Thermatru Entry Doors (per plan)
- Brick Paver Driveways, Lead Walk, Entry and Rear Lanai
- Ventilated Vinyl-Coated Steel Shelving in Closets
- Automatic Sprinkler System with Zoned Timer (per county code)
- Mailbox per Community (per postal requirements)
- "Uponor" Pex Plumbing System
- Sherwin Williams Exterior Paint
- Epoxy Coated Garage Floor with Flecks
- Professionally Designed Landscape Package
- Hurricane Shutters (per plan)

DREAM KITCHEN AND BATH:

- Timberlake 42"Wood Flat Panel Upper Cabinets in Kitchen
- GE Vented Microwave (Stainless)
- GE Dishwasher(Stainless)
- GE Gas Range(Stainless)
- 1/2 HP Disposal
- Granite Kitchen & Bath Countertops (Level 1)
- Double Bowl Stainless-Steel Undermount Kitchen Sink
- Ice Maker Line
- Recess Lighting Package in Kitchen
- Moen Plumbing Fixtures
- Wood Flat Panel Cabinets in Master & Hall Baths
- Raised Vanities in Bath
- Mirror Over All Bath Vanities
- Elongated WaterSaver Commodes
- Acrylic Tub with Tile Surround
- Undermount Lavatory sinks

STRUCTURAL & MECHANICAL INTEGRITY:

- ArchitecturallyDesignedExteriorswithCoordinatedColorSchemes
- FungusResistantTileRoof
- MasonryBlockConstruction(1st floor)
- SteelReinforced,ConcreteLintelatMasonryPerimeterWalls
- VisqueenBarrierUnderAllConcreteFloorsandGarage
- ProfessionallyEngineeredRoofTrusseswithHurricaneStrapsfor Added Protection
- Maintenance-FreeAluminumSoffits&Fascia
- Aluminum Gutters and Downspouts
- Boracare (Termite Treatment) Applied to Framing at Slab Penetrations
- Sentricon Termite Prevention Treatment
- Taexx "Tubes in Wall" Pest Defense System
- Covered Lanai (per plan)

*Please note: base pricing, floorplans, incentives, included features, and availability are subject to change without notice. In an effort to continuously improve our product, we reserve the right to make changes to floorplans and specifictions without notice. Special wall, window, flooring treatments, landscaping and other items featured in and around the model home are decorator features and are not included in the price. All community and area information is deemed reliable, but is not guaranteed . See New Home Consultant for details.

M/I HOMES

Welcome to Better