Towns at Lake Monroe Commons

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 ¼" OG Baseboards Throughout
- Brushed Nickel Doorknobs
- LED Lightbulbs
- 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 2 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
- Coach Lights
- Ventilated Vinyl-Coated Steel Shelving in Closets
- Landscape Package with Floratam (St. Augustine) Sod
- Automatic Sprinkler System
- Fiberglass Insulated Entry Doors
- Washer/Dryer Hookup

SAFTEY, ENGINEERING, AND CONSTRUCTION FEATURES:

- 14 Seer Energy Star® 3.1 Rated High Efficiency Air Handler and Heat Pump Combination
- Electric Water Heater
- R-38 Fiberglass Ceiling Insulation
- Reflective Solar Roof Decking
- R-9 Core Fill Block Insulation
- R-13 Fiberglass Frame Wall Insulation at 2x4 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
- 2X4 Studs — 16" on Center 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, and Driveway
- Acrylic Paint on Lanai/Patio (per plan)
- Fungus Resistant Dimensional Shingles
- Low E Insulated Double Pane Windows with Vinyl Frames
- Gutters
- Uponor Pex Piping
- 3 Hinges on All Doors
- Privacy Locks on All Bedroom Doors

KITCHEN AND BATH FEATURES:

- Designer Selection of Cabinets
- 42" Upper Kitchen Cabinets
- Granite Kitchen Counters with Stainless Steel Undermount Sink and Pull Out Faucet
- Granite Owner's Bath Counters with Undermount China Sink
- Adult Height Vanities in Master Bath
- GE® Electric Range
- Stainless Steel GE® Microwave (Vented Outside)
- Stainless Steel GE® Dishwasher
- ½ Horsepower Disposal
- Ice Maker Line
- Moen Plumbing Fixtures
- Mirror Over All Bath Vanities
- Framed Shower Enclosure in Owner's Bath (per plan)

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

Edited on 11/11/2021

*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.
7/20/2022

EQUAL HOUSING OPPORTUNITY

M/I HOMES

Towns at Lake Monroe Commons

Top 10 Single Family Home Included Features

1. Professionally Selected Color Palettes
2. 42” Upper Kitchen Cabinets by Aristokraft Cabinetry®
3. Ceramic Tile in all Wet Areas
4. Granite Kitchen and Owner’s Bath Countertops
5. Stainless Steel GE® Range, Microwave, and Dishwasher
6. Adult Height Vanities in Owner’s Bath
7. Decora Rocker Light Switches and LED Interior Light Bulbs
8. Core Fill Block Insulation
9. Reflective Solar Roof Decking and R-38 Ceiling Insulation
10. 100% Energy Star® 3.1 Certified and the M/I Warranty Commitment

FLORIDA PAINTS · Carrier® · DUPONT® · James Hardie

MOEN® · GE · Shaw® Where Great Floors Begin® · Aristokraft® Cabinetry

EQUAL HOUSING OPPORTUNITY

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M/I HOMES