

Bay Lake Farms

Single Family Home Included Features

M/I HOMES DESIGN STUDIO:

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

DESIGN AND VALUE ADDED FEATURES:

- Ceramic Floor Tile in Foyer, Kitchen, Laundry, and All Bathrooms
- 7/16" FHA 6 lb. Carpet Pad
- Painted Raised Panel Interior Doors and Bi-Folds
- Solid Surface Acrylic Windowsills
- 3 1/4" OG Baseboards Throughout
- Brushed Nickel Doorknobs
- Custom Lighting Package
- LED Lightbulbs for All Interior Standard Lights
- Decora Rocker Light Switches
- Ceiling Fan Pre-Wires (Per Plan)
- 1 RG-6 Quad-Shield Cabled TV Outlets (Per Plan)
- 1 CAT 6 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
- Garage Door Openers (Per Plan)
- Embossed Carriage Style Garage Doors
- Coach Light Pre-Wires (Per Plan)
- Ventilated Vinyl-Coated Steel Shelving in Closets
- Landscape Package is a combination of St Augustine and Bahia sod, with sections being irrigated.
- Automatic Sprinkler System (Per County Code)
- Fiberglass Insulated Entry Doors
- Washer/Dryer Hookup
- Security system with 3 months of monitoring
- Keyless front door lock

SAFETY, ENGINEERING, AND CONSTRUCTION FEATURES:

- 14 SEER 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 on 2x4 walls
- R-19* Fiberglass frame wall insulation on 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
- 2x4 Studs – 16" on Center on Frame Walls
- Bora-Care® (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



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*R-Value means resistance to heat flow. The higher the R-Value, the greater the insulating power. Subject to change without notice. Edited on 3.10.25

SAFETY, 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
- Visqueen Barrier Under All Concrete Floors and Garage

KITCHEN AND BATH FEATURES:

- Designer Selection of Cabinets
- 42" Upper Kitchen Cabinets
- Level A Quartz Kitchen Counters with Stainless Steel Undermount Sink and Pullout Faucet
- 1.6 CM Quartz Counter Top w/undermount sink in secondary bath
- Adult Height 1.6cm Quartz Master Bath Counters with Undermount China Sink
- Stainless Steel GE® Electric Range
- Stainless Steel GE® Microwave (Vented Outside)
- Stainless Steel GE® Quiet Wash Dishwasher
- ½ HP Disposal
- Icemaker Line
- Moen® Plumbing Fixtures
- Mirror Over All Bath Vanities
- Tile shower floors in market bath (per plan)
- Framed Shower Enclosure in Owner's Bath
- Gerber Lavatories at Secondary Baths

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

- Pre-Construction Meeting with Your Personal Construction Supervisor
- Certificate of Quality Inspection Plaque
- New Home Orientation
- Homeowner Service After the Purchase Including a Service Inspection 90 Days After Closing
- Home Builder's Limited Warranty and Manufacturer's Warranties
- The M/I Warranty Commitment for Your Peace of Mind and Added Resale Value



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