

Ambrose

Included Features (Smart Series)

Thoughtfully Planned Exteriors

- 5-Panel Fiberglass Entry Door
- Schlage® Deadbolt on Entry Door
- Sherwin Williams® Exterior Paint
- 6-Ft. Cedar Privacy Fence w/ One Gate
- St. Augustine Sod for Full Yard
- (2) Exterior Hose Bibs for Convenience
- Ability to Select from a Wide Variety of Home Exteriors
- (1) Seagull® Black Frosted Glass Lantern Coach Light in Front
- James Hardie® Siding & Trim

Whole Home Features

- Carrier® or Lennox® 14 SEER2 Zoned System
- Media Filter
- Honeywell® T6 Pro Thermostat
- R-30 Fiberglass Ceiling Insulation
- R-13 or R-19 Fiberglass Batt Wall Insulation
- Radiant Barrier Roof Decking for Cooler Attic Temperature
- First Alert® Smoke Detectors with CO Detector
- Insulated Vinyl Frame Windows (Clay Frame Color)
- Navien® Tankless Water Heater
- PEX® Plumbing System
- BoraCare Wood Termite Pre-Treatment
- Taexx® Tubes Built-In Pest Control System

Structural & Mechanical Integrity

- Architectural Shingles with 30-Year Limited Warranty
- 6-mil Poly Vapor Barrier Under Exterior 1st Floor Walls
- Studs at 16" on Center on Bearing Walls
- 3,000psi Post-Tension Concrete Foundation

Thoughtfully Planned Interiors

- Mohawk® Luxury Vinyl Plank Flooring in Foyer, Kitchen, Family, All Baths and Utility Room
- 3/8" 5lb Carpet Pad
- 1x4 Baseboards
- Old Jacksonville® Ceiling Fan & Light Kit in Family Room
- Sherwin Williams® Interior Paint
- Monterrey Texture on Walls and Ceiling
- 5-Panel Interior Doors
- Schlage® Knobs on Interior Doors in Stainless Steel Finish
- TV Drop in Family Room
- LED Recessed Lights Throughout Home

Dream Kitchen

- Woodmont® 42" Shaker Panel Upper Cabinets with Crown Molding in Kitchen
- GE® Dishwasher
- GE® 4-Burner Gas Range
- GE® Microwave w/ Vent
- 1/3-Horsepower Disposal
- 3-cm Granite Kitchen Countertops w/ 4" Granite Backsplash
- 50/50 Stainless Steel Topmount Kitchen Sink
- Ice Maker Connection for Refrigerator
- (1) Dual USB Outlet in Kitchen
- Kinetic® Water Filter with Spigot at Kitchen Sink

Luxurious Baths

- Moen® Gibson Plumbing Fixtures in Chrome Finish
- Woodmont® Wood Shaker Panel Cabinets in Primary & Secondary Baths
- Cultured Marble Bath Countertops w/ Wave Rectangular Bowl and 4" Backsplash
- Moen® Bath Hardware Package
- Sterling® Vikrell Tub in Secondary Baths
- Ceramic Tile Shower Surround in Primary Bath

Peace of Mind Builder Confidence

- 10-Year Transferrable Structural Warranty
- Homebuilder's Limited Warranty & Manufacturer's Warranties
- Pre-Construction Meeting with your personal Construction Manager
- Pre-Drywall Walkthrough
- New Home Orientation / Builder Buyer Conference
- Personalized Buyer Portal

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Subject to change without notice. Edited on 10/2/25



M/I builds quality homes in Columbus/Cincinnati, OH; Indianapolis, IN; Chicago, IL; Charlotte/Raleigh, NC; Tampa/ Sarasota/Orlando, FL; Houston/San Antonio/Austin/Dallas/Ft. Worth, TX; Minneapolis/St. Paul, MN; and Detroit, MI. All community and area information is deemed reliable, but is not guaranteed. See New Home Consultant for details.



M/I HOMES