

Smart Series: Interior Upgrade Packages | ***Premier Collection***

STANDARD

Level 1 42" Upper Cabinets in Kitchen
 Ceramic Wall Tile in All Baths
 Ceramic Floor Tile in Foyer, Kitchen, All Baths and Utility Room
 Formica Kitchen & Bath Countertops
 Black GE Range
 Black GE Dishwasher
 Black GE Over the Range Microwave
 Black GE Side by Side Refrigerator
 GE Top Load Washer
 GE Dryer
 3- 1/4" Baseboards Throughout
 6 Panel Fiberglass Insulated Inswing Front Entry Door
 Schlage J Series Dexter Brushed Nickel Knobs
 Moen Chateau Chrome Single Handle Faucets In All Baths
 Stainless Steel Double Bowl Top Mount Kitchen Sink
 Moen Chateau Chrome Single Lever Faucet
 9' 4" Ceilings Throughout (second story 8')
 8' Aluminum Sliding Glass Door
 Vinyl Windows
 Fluorescent Kitchen Lighting

GOLD

Ceramic Wall Tile in All Baths
 Ceramic Floor Tile in Foyer, Kitchen, All Baths and Utility Room
 GE Top Load Washer
 GE Dryer
 3- 1/4" Baseboards Throughout
 6 Panel Fiberglass Insulated Inswing Front Entry Door
 Schlage J Series Dexter Brushed Nickel Knobs
 Moen Chateau Single Handle Faucets In All Baths

ALL INCLUDED

Plus These Upgrades:

Level 2 Cabinet Package Throughout plus 42" Upper Cabinets in Kitchen

Kitchen Toggle Hardware Satin Nickel Package Installed on Kitchen & Bath Cabinets

Crown Molding on Kitchen Upper Cabinets

Granite Kitchen & Bath Countertops

Stainless Steel GE Range

Stainless Steel GE Dishwasher

Stainless Steel GE Over the Range Microwave

Stainless Steel GE Side by Side Refrigerator

Undermount Oval Sinks in Baths

Undermount Kitchen Sink with Moen Arbor Chrome Single Lever Faucet

Decorative Lighting Package – Homestead Satin Nickel

6 LED Puck Light Package in Kitchen

PLATINUM

Crown Molding on Kitchen Upper Cabinets
 Toggle Hardware Package Installed on Kitchen & Bath Cabinets
 Granite Kitchen & Bath Countertops
 Ceramic Wall Tile in All Baths
 Ceramic Floor Tile in Foyer, Kitchen, All Baths and Utility Room
 GE Top Load Washer
 GE Dryer
 Stainless Steel GE Range
 Stainless Steel GE Dishwasher
 Stainless Steel GE Over the Range Microwave
 Stainless Steel GE Side by Side Refrigerator
 3- 1/4" Baseboards Throughout
 6 Panel Fiberglass Insulated Inswing Front Entry Door
 Schlage J Series Dexter Brushed Nickel Knobs
 Undermount Oval Sinks in Baths
 Undermount Kitchen Sink with Moen Arbor Chrome Single Lever Faucet
 Decorative Lighting Package – Homestead Satin Nickel
 6 LED Puck Light Package in Kitchen

ALL INCLUDED

Plus These Upgrades:

Level 3 Cabinet Package Throughout plus 42" Upper Cabinets in Kitchen

Master Bath Shower – 1 Row Listellos

Two Tone Paint Package

Moen Brantford Brushed Nickel Faucets In All Baths

DIAMOND

Crown Molding on Kitchen Upper Cabinets
 Toggle Hardware Package Installed on Kitchen & Bath Cabinets
 Ceramic Wall Tile in All Baths
 Ceramic Floor Tile in Foyer, Kitchen, All Baths and Utility Room
 Stainless Steel GE Range
 Stainless Steel GE Dishwasher
 Stainless Steel GE Over the Range Microwave
 Stainless Steel GE Side by Side Refrigerator
 Schlage J Series Dexter Brushed Nickel Knobs
 Two Tone Paint Package
 Undermount Oval Sinks in Baths
 Moen Brantford Brushed Nickel Faucets In All Baths
 6 Panel Fiberglass Insulated Inswing Front Entry Door
 6 LED Puck Light Package in Kitchen

ALL INCLUDED

Plus These Upgrades:

Level 4 Cabinet Package Throughout plus 42" Upper Cabinets in Kitchen

42" White Laundry Upper Cabinets

Cambria Kitchen & Bath Countertops

Master Bath Shower – 2 Row Listello

Front Load GE Washer & Dryer with Pedastals

5- 1/4" Baseboards Throughout

Undermount Kitchen Sink with Moen Arbor Stainless Steel Single Lever Faucet

Decorative Lighting Package – Pittman Brushed Nickel

1 Row of Listellos in All Secondary Bathrooms

INCLUDED
\$0

Smart Series Price
\$12,990

Smart Series Price
\$17,990

Smart Series Price
\$29,990



6.1.22



Prices, availability and color selections subject to change.
 Color selection varies between packages and levels. See NHC for details.



M/I HOMES

Welcome to Better

Smart Series: Included Features | **Premier Collection**

WHOLE HOME FEATURES:

- 14 SEER Energy Star Rated High Efficiency Air Handler and Heat Pump Combination
- WiFi Programmable Thermostat
- R-38 Fiberglass Ceiling Insulation
- R-4.1 Block Wall Insulation (1st floor)
- R-13 Fiberglass Frame Wall Insulation (2nd floor) per plan
- 7/16" OSB Roof Sheathing
- Air Barriers to Improve Energy Efficiency
- Carbon Monoxide/Smoke Detectors
- Low E Dual Pane Insulated Tilt-Out Vinyl Windows
- Quick Recovery Electric Water Heater (50 Gallon)

THOUGHTFULLY PLANNED INTERIORS AND EXTERIORS:

- Tile Foyer, Kitchen, All Baths and Utility Room
- Mohawk Top Card Carpet
- 3/8" 6lb Carpet Pad
- 3 1/4" Baseboards
- Garage Coach Lights Prewire (per plan)
- Pre-Selected Decorative Lighting Package
- Décora Light Switches
- Ceiling Fan Pre-Wires in Bedrooms, Family Room, Bonus Room and Lanai (per plan)
- R6 Quad-shield Cabled TV Outlets per Bedroom, Family Room and Bonus (per plan)
- CAT 5 Cabled Data Outlets per plan (2)
- Pre Wire for Garage Door Opener
- Textured Spanish Lace Ceilings
- Textured Orange Peel Walls
- Wood Blocking for Drapery Brackets Around Windows
- Marble Window Sills
- 6" Scored Banding on Side and Rear Elevation Windows and Sliders
- Six Panel Interior Doors
- Schlage J-Series Dexter Series Knobs on Interior Doors (Brushed Nickel)
- Schlage J-Series Dexter Knobs with Deadbolt on Front Door Only (Brushed Nickel)
- Fiberglass Insulated Inswing Entry Doors (per plan)
- 2" Blind Package (white)
- Ventilated Vinyl-Coated Steel Shelving in Closets
- Florida Paint Interior Paint
- Automatic Sprinkler System with Zoned Timer (per county code)
- PEX Plumbing System
- Florida Paint Exterior Paint
- Professional Preselected Landscape Package with Irrigation per plan
- 1 Included Hose Bib Conveniently Located Near Garage

DREAM KITCHEN AND BATH:

- 42" Upper Cabinets in Kitchen
- GE Vented Microwave (Black)
- GE Refrigerator (Black)
- GE Washer and Dryer (white)
- GE Dishwasher (Black)
- GE Smooth Top Range (Black)
- 1/2 Horsepower Disposal
- Formica Kitchen & Bath Countertops
- Double Bowl Stainless-Steel Top Mount Kitchen Sink
- Ice Maker Line
- Moen Plumbing Fixtures
- Raised Vanities in Bath
- Mirror Over All Bath Vanities
- Elongated Water Saver Commodes
- Sterling Vikrell Tub
- Top Mount China Lavatory Sinks
- Wall Tile in All Baths

STRUCTURAL & MECHANICAL INTEGRITY:

- Architecturally Designed Exteriors with Coordinated Color Schemes
- Dimensional 30 year Fungus Resistant Shingle Roof Applied with Nails
- Masonry Block Construction
- Steel Reinforced, concrete lintel at Masonry Perimeter Walls
- Visqueen Barrier Under All Concrete Floors and Garage
- Professionally Engineered Roof Trusses with Hurricane Straps for Added Protection
- 2x4 Studs – 16" on Center on Bearing Walls
- Maintenance-Free Aluminum Soffits & Fascia
- Boracare (Termite Treatment) Applied to Framing at Slab Penetrations
- Sentricon Termite Prevention Treatment
- Concrete Patio

SMART HOME AUTOMATION:

- Smart Home Controller
- Wireless Security Panel
- 2 Security Door Sensors & 1 Motion Sensor
- Video Doorbell
- Smart Lighting Switch
- WiFi Programmable Thermostat
- Garage Door Opener (*must select garage door opener*)

PEACE OF MIND BUILDER CONFIDENCE

- 10-Year Transferable Structural Warranty for Your Peace of Mind and Added Resale
- Home Builder's Limited Warranty & Manufacturer's Warranties
- Pre-Construction Meeting with Your Personal Construction Manager
- 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.



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