

Cypress Glen at River Wilderness: Included Features

WHOLE HOME FEATURES:

- Energy Star Rated High Efficiency Heat Pump System
- Programmable Thermostat
- MERV10 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)
- 7/16" Roof Sheathing with Radiant Barrier Foil
- Carbon Monoxide/Smoke Detectors
- Low E Insulated Vinyl Windows
- LED Lighting Package
- Quick Recovery Electric Water Heater (per plan)
- HERS Rating

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 90-120 days After Closing
- M/I Homes Exclusive Caulk and Care Program. Improves Energy Efficiency and Helps Seal Out Moisture.

THOUGHTFULLY PLANNED INTERIORS AND EXTERIORS:

- 17" Ceramic Tile Foyer, Kitchen, All Baths and Utility
- Wide Selection of Carpet
- 3/8" FHA 6lb Carpet Pad
- 3 1/4" Colonial Trim Baseboards
- Garage Coach Lights (2) Switched at Front Door (per plan)
- Custom Preselected Lighting Package
- Décora Light Switches
- Ceiling Fan Pre-Wires per Bedrooms, Family Room Bonus (per plan)
- RGB-6 TV Outlets (4)
- CAT-6 Data or Phone Outlets (2)
- CAT-6 Alarm Lines (2)
- Video Doorbell
- 1/2" HP Garage Door Opener on 2-Car Garage
- Pre-Wire for Garage Door Opener(s)
- Textured Spanish Lace Ceilings
- Textured Orange Peel Walls
- Wood Blocking for Drapery Brackets Around Windows
- Painted Two Panel Pre-Hung Doors (per plan)
- Schlage Dexter Seville Series Lever Handles on Interior Doors (Satin Nickel)
- Schlage Dexter Barcelona Handleset & Deadbolt on Front Door Only (Satin Nickel)
- Fiberglass Insulated Inswing Thermatru Entry Doors (per plan)
- Brick Paver Driveways
- Ventilated Vinyl-Coated Steel Shelving in Closets
- Automatic Sprinkler System with Zoned Timer (per county code) & developer requirements
- Mailbox per Community (per postal requirements)
- "Uponor" Pex Plumbing System
- Sherwin Williams FlexLox 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 Microwave (Stainless)
- GE Dishwasher (Stainless)
- GE Electric Top Range (Stainless)
- 1/2 HP Disposal
- Granite Kitchen & Bath Countertops (Level 1)
- Double Bowl Stainless-Steel Undermount Kitchen Sink
- Ice Maker Line
- LED Surface Mount 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 Water Saver Commodes
- Vikrell Tub with Tile Surround
- Undermount Lavatory Sinks
- 2x2' Tile Shower (1st Floor)
- Shower Pans (2nd Floor)

STRUCTURAL & MECHANICAL INTEGRITY:

- Architecturally Designed Exteriors with Coordinated Color Schemes
- Dimensional Limited Lifetime Warranty Algae Resistant Tile Roof
- Masonry Block Construction (1st Floor)
- 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
- Maintenance-Free Aluminum Soffits & Fascia
- Boracare (Termite Treatment) Applied to Framing at Slab Penetrations
- Taexx "Tubes in Wall" Pest Defense System
- Sentricon Termite Prevention Treatment
- Covered Lanai (per plan)

8.30.2022

*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 specifications 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

Cypress Glen

Community Information

Utilities

Electric

Florida Power & Light (FPL)

Cable/Internet

Frontier/Spectrum

Water and Sewer

Manatee County

Education:

Parrish Community High School

7505 Fort Hamer Rd

Parrish, FL 34219

Buffalo Creek Middle School

7320 69th St E

Palmetto, FL 34221

Parrish Charter Academy

8605 Erie Rd

Parrish, FL 34219

Williams Elementary School

3404 Fort Hamer Rd

Parrish, FL 34219

Manatee School of the Arts

700 Haben Blvd

Palmetto, FL 34221

Association Dues

\$500 Capital Contribution To HOA

\$250 Master Estoppel Fee

Neighborhood Fee: \$450 per month

Assessments include the following:

- Road Maintenance within Cypress Glen Only
- Common Area Landscape, Irrigation Well and Irrigation System Maintenance and Operation
- On-Lot Landscape and Irrigation Maintenance (no re-mulch)
- Pond Maintenance for Central Pond and North Pond
- Common Area Wetland, Drainage Swale, and Drainage Facility Maintenance
- PVC Fence Maintenance and Cleaning
- Rear Emergency Gate Maintenance and Operation

Master Fee: \$1,749 per month

Assessments include the following:

- Private Road Maintenance Within River Wilderness
- Common Area Landscape, Irrigation Well and Irrigation System Maintenance and Operation
- Ponds, Fountains, and Wetlands Maintenance
- Amenity Operations and Maintenance (Boat Ramp, Picnic Area, Community Center, Gate House, Gates, and Tot Lot)



*The foregoing statements are only summary in nature and shall not be deemed to supersede or modify the provisions of the Declaration, the Articles of Incorporation of the Association, the Bylaws of the Association, or any lot sales contract between a purchaser and M/I Homes of Sarasota, LLC. Furthermore, CDD and HOA fees subject to change without notice. Buyer shall not rely on the information provided herein for its review of the documents summarized hereon. Buyer should independently review the Declaration, the Articles of Incorporation of the Association and the Bylaws of the Association to its own satisfaction.



M/I HOMES