



# The Rosa

at Franklin Park

## Features

*"The Rosa"* is a spacious 1,600sf home featuring 3 bed rooms, 2 bathrooms, bonus room, large great room, eat in kitchen and a 2 car garage in a unique back-to-back duplex home. The Rosa is covered by a 10 year structural warranty, a 2 year fit & finish warranty – twice today's industry standards. Prices starting in the low \$200's with select upgrades and lot options available. For additional information, call us today 877-286-9646 to speak to a sales consultant.

### QUALITY CONSTRUCTION

- Concrete masonry construction
- Textured cementitious finish
- **Professionally engineered roof trusses with Simpson Strong-Tie® connectors for hurricane and wind protection**
- **Fiberglass fungus resistant, 30 year shingles**
- CPVC plumbing system
- White aluminum fascia & soffit with continuous venting
- **Falcon Bora-care™ termite protection**
- **13 SEER energy efficient heat pump heating & cooling system**
- Quick recovery 50-gallon hot water heater
- **R-30 insulation in all ceilings**
- Polycel (foam) insulation around windows & doors
- FHA/VA approved materials & construction

### QUALITY HOME FEATURES

#### Interior Features

- **Resilient vinyl flooring in all baths, laundry room, foyer and kitchen/nook (tiling optional).**
- Stain resistant carpet over 7/16" pad
- Marble window sills
- Raised six panel interior and closet doors
- Spacious walk-in closets (per plan)
- Interior paint system w/ "flat" white walls and "gloss" white on doors/trim
- White wall switches & plates
- White feature lighting fixtures (per plan)
- Decorative plant shelves and arches (per plan)
- Knockdown textured ceilings
- Tray ceiling (per plan)
- Volume ceilings (per plan)
- Laundry room with washer /dryer hookup
- Ventilated shelving in closets and over washer/dryer area
- **Pre-wire with CAT V phone outlets**
- **Pre-wire with ceiling fans**
- **Pre-wire with RG 6 cable outlets**
- Switched outlets in all bedrooms
- Smoke detectors (per code)
- **Programmable thermostat**

#### Kitchen Features

- Bright and open kitchen with breakfast nook (per plan)
- **30" designer raised panel oak kitchen cabinets with crown molding.**
- Garbage disposal
- Laminate countertops with backsplash
- **Stainless steel kitchen sink**
- **Name Brand appliance package - range, micro/hood, dishwasher.**
- Convenient and spacious pantry (per plan)
- **Recess kitchen lighting**
- Pre-plumb for icemaker hookup
- Moen® one-touch chrome faucet

#### Bath Features

- Cultured marble sills and thresholds in all baths
- Standard acrylic walk-in shower & walls (optional ceramic tile walk-in shower with clear glass enclosure in master bath (per plan))
- Mirrored medicine cabinets
- **Moen® chrome plumbing fixtures**
- His and hers raised vanities in master bath (per plan)
- Full-size vanity mirror with theater lighting
- **Cultured marble vanity in master bath**
- **Elongated water saver commodes in all baths**
- Standard acrylic tub & walls in secondary bath (optional cast steel standard tub & wall tiles)

#### Exterior Features

- Optional garage door opener (2 car)
- **Kwikset® designer handle set with deadbolt on front & rear doors**
- White window frames with screens
- Textured broom finish on driveway, entry walk & patio
- **Therma-Tru® 6 panel front & rear doors with handle set**
- Selection of exterior paint color schemes
- Raised panel steel garage door
- **Fully sodded home site with St. Augustine sod**
- Professionally designed upgraded landscape package
- **Automatic irrigation system with time.**
- Two exterior hose bibs
- Two weatherproof exterior outlets
- Covered entrance (per plan)
- Patio and front entrance lights

#### Interior Design Features

- Consultation with a design consultant to assist with color selections, including exterior paint, surface coordination and interior color choices to include:
  - Flooring, cabinet or appliance upgrades
  - Fan choice upgrades
  - Pool package upgrade
  - And much, much more

#### Customer Service

- **SDC One Year fit & finish Warranty**
- **10 year structural warranty**
- Pre-construction meeting
- On site pre-drywall meeting
- Personal customer service representative

#### Community Features

- Walk to Jackson Heights Middle School
- Walk to City of Oviedo Round Lake Park featuring lighted tennis courts, children's play area, lake front setting.
- Convenient to downtown Oviedo, major highways & local shopping and dining
- Over sized home sites
- No homeowner's association dues.
- Seminole County A+ rated schools.