

Spencer II



2-Story Home
2,382 sq. ft.



SPENCER II ELEVATIONS

5 Bedrooms
5 Bathrooms
2-Car Garage



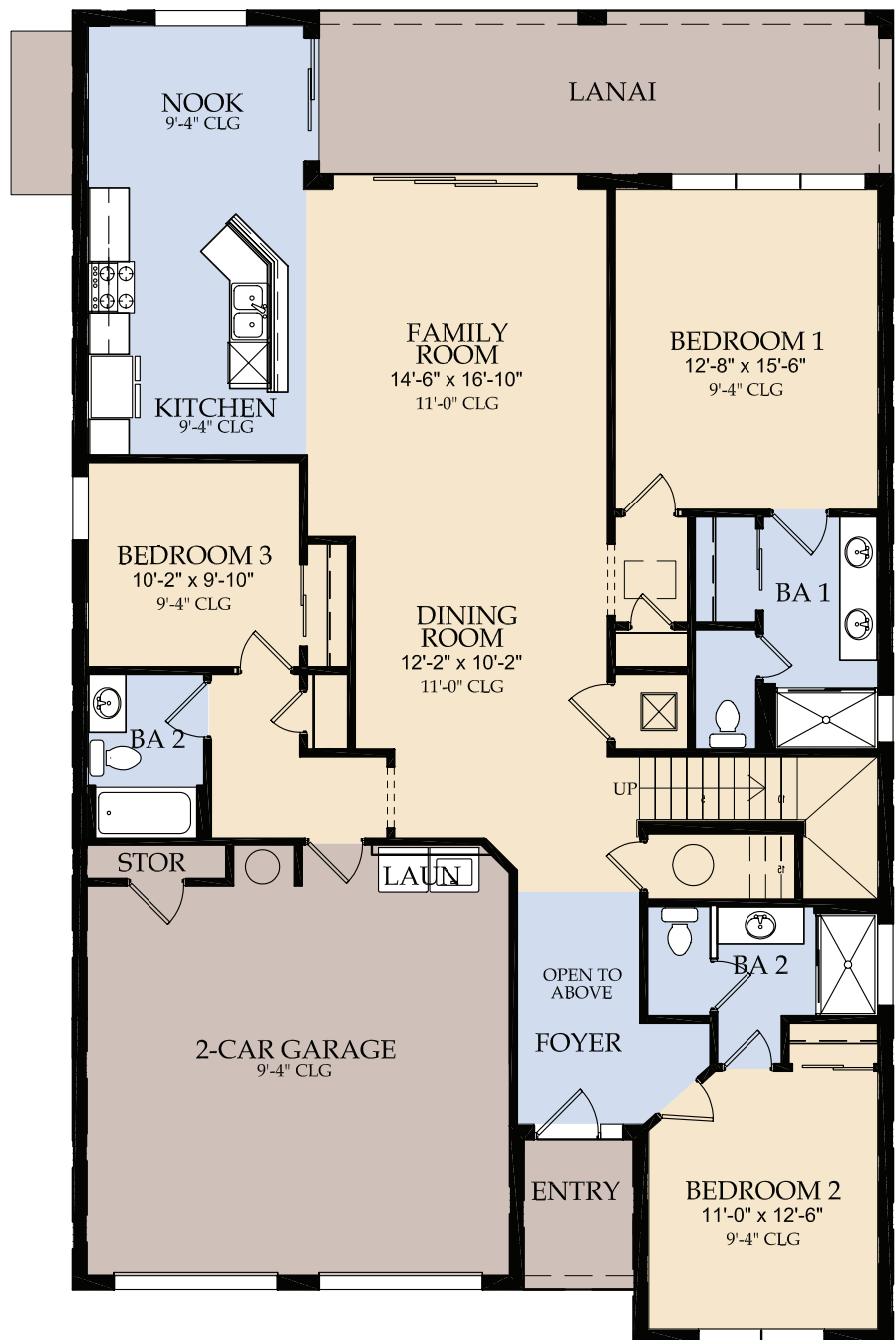
Elevation A



Elevation B

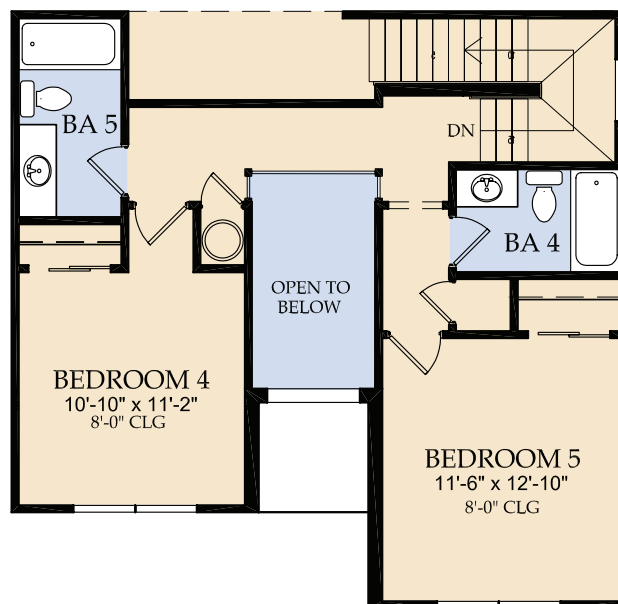


Elevation C



1st Floor

FLOORPLAN - 2,382 SQ FT



2nd Floor

Windsor Hills Reserve



Exceptional Features

Recognized Quality Brand Names

- Sherwin Williams Paint 5 Year Limited Warranty
- Lennox High Efficiency Air Conditioner
- GE Quality Appliances
- Schlage Door Hardware
- Seagull Lighting Fixtures
- Stainless Kohler Tubs
- Moen Faucets
- 10-Year Pulte Protection Plan
- Rubbermaid Shelving
- Monier Tile Roof with 50-Year Guarantee
- Sentricon Termite Prevention System

Luxurious Custom Interior

- Tiled Foyer, Kitchen, Nook & All Bathrooms (Location Per Plan)
- Colonial Casing O.G. Base Wood Trim
- Mohawk Designer Carpet
- Durable, Solid Surface Window Sills
- Knock Down Textured Ceilings & Walls
- Ventilated Vinyl-Clad Shelving
- Quality Schlage Bright Chrome Door Levers
- Double Switched Fan Prewire in All Bedrooms, Family Room and Lanai (Per Plan)
- TV Outlets RG6 Quad Shield in All Bedrooms and Family Room
- Pre-Wire Telephone Outlets Category 5E In All Bedrooms and Kitchen
- Pre-wire for Garage Door Opener
- Raised Panel Garage Door
- Cultured Marble Vanity Tops in Bathroom
- 2" Vinyl Faux Wood Blinds with 3" Vertical Blinds on Sliding Glass Doors (Per Plan)

Quality Construction Specifications

- Steel Reinforced Poured Concrete Foundation with Vapor Barrier
- Professionally Engineered Roof Trusses With Hurricane Tie Downs For Wind Protection
- Concrete Block Exterior with Full Wrap Cementitious Finish
- Colonial Divided Lite Windows (Front Elevation)

Elegant Owner's Suites and Guest Baths

- Companion Shower (Per Plan) with 6" x 6" Ceramic Tile
- Cultured Marble Sinks
- Oversized Decorator Vanities and Mirrors
- Elongated Water Saving Commodes
- Full Durarock Protection Behind Wall Tile

Energy Efficient Features

- 13 Seer Energy Efficient Heat Pump
- Energy Saving Raised Panel Insulated Entry Fiberglass Door
- Air Filtration Sealant Applied to All Windows, Door Openings, and all Electrical and Plumbing Penetrations
- R-30 Ceiling Insulation Over Heated and Cooled Areas
- R 4.1 System Blueboard Insulation on Masonry Living Areas
- Off Ridge Roof Vent & Flow-Through Soffit Systems for Effective Attic Ventilation
- 80-Gallon Quick Recovery Water Heater (plus second 40-Gallon Per Plan)
- Water Saver Plumbing Fixtures
- Programmable Thermostats

Gourmet Kitchens

- Recessed or Fluorescent Lighting Fixtures (Per Plan)
- GE Self Space Saver Microwave
- GE Refrigerator with Icemaker
- GE Glass Top Self-Cleaning Range
- GE Multi-Cycle Dishwasher
- GE Large Capacity Washer and Dryer
- Food Disposal Unit
- Raised Panel Cathedral Cabinets
- Walk-In Pantry (Per Plan)
- Moen Pull-Out Faucet with Spray

Exterior Highlights

- St. Augustine Sod with Irrigation System
- 14' x 28' Heated Pool with Pavers and Screen Enclosure
- Designer Fiberglass Front Door with Chrome Knob
- Maintenance Free Aluminum Soffits and Facia
- Two Car Direct Entry Garage with Coach Light
- Decorative Steel Raised-Panel Garage Door
- Finished Wood Truss Covered Rear Porch (Per Plan)
- Exterior All-Weather Electrical Outlets
- Monier Life Tile Roof – Barrel Style
- Brick Paver Driveway, Front Entry, and Walkway
- Bora-Care Sentricon Termite Prevention Soil Treatment

Special Features

- Pulte Mortgage Company, A Pulte Home Corporation Wholly Owned Subsidiary, Provides One-Stop Shopping Convenience with a Complete Array of Financing Programs at Competitive Rates
- 10-Year Pulte Protection Plan – an Insured Warranty and Customer Care Department That Makes "Peace of Mind" a Reality and Home Ownership a Pleasure

Community Highlights

- Water park pool with waterslide and spa
- Tennis and basketball courts
- Putting green
- Children's playground
- 10,000 square foot clubhouse
- Surround Sound Movie Theater
- Sundry Shop
- Disney Shuttle Service
- Guard Gated Entrance
- Professionally Designed Landscaping with St. Augustine Sod and Irrigation

(The above is subject to Errors, corrections and omissions)

