

RIO PLATA AT BENTSEN PALM

INCLUDED FEATURES

Design

Design Consultation and On-Site Design Center
Large Selection of Choices, Colors and Finishes
Award Winning Architectural Designs

Exterior Construction

Engineered Foundation and Windstorm Plans
Brick Exterior or Stucco Upgrade
Screens on all Operable Windows
Underground Utilities
Exterior Paint—Sherwin Williams
Bora-Care with Mold-Care pest treatment
Windstorm Designed Plans
James Hardi Cement Soffits and Fascia- 50 yr warranty
1 Car Garage

Interior Construction

Smoke Detectors w/Battery Backup
8 ft Ceilings per plan
Ceramic Tile in all Standard Areas -
(1st Floor Common/Living, Bathrooms, Utility, Casita)
Carpet in all Non-Standard Areas -
(Bedrooms, Study, Loft, Gameroom, Media, 2nd Floor
Common/Living)
Stained Oak Staircase with Painted Risers
Stained Oak Handrail with Painted Balusters
Interior Paint—Sherwin Williams
Liftmaster Garage Door Opener
Lighting package by Illuminations
Molded Panel Interior Doors
CAT6 in Master and Living Room
RG6 in all rooms
Rounded Corners Throughout Home
Ceiling Fans in Master Bedroom and Family Room
All other Bedrooms Blocked and Wired for Fans
Handcrafted Wood Cabinets
Textured Walls
Shoe mold included with baseboard in all non-carpeted
areas (excluding concrete areas)

Conservation Landscape

Front Sodded Yards— St Augustine
2 Trees & 11 Plants- Upgrades Available
SOD & Irrigation in front

Energy Package

Energy Star Qualified Home
Navien NPE Tankless Water Heater
High Performance LowE Insulated Double Pane Windows
Spray Foam Insulation
Trane Variable-Speed Air Handler/Humidity Control
High Efficiency Electric 16-Seer Air Conditioning
R-6 Insulated Air Conditioning Box Duct Work
Poly Sealant around Windows, Doors and Plates
30-year Roof Shingles with Owens Corning Lifetime Warranty
Insulated Fiberglass Front Door
LED Lighting

Kitchen Features

Granite Countertops
4" Granite Backsplash
20 gauge Stainless Steel Undermount Sink
½ hp Badger Garbage Disposal
36" Raised Panel Ash Cabinets for 9ft Ceilings/42" for 10 ft
Ceilings
Moen Faucet
GE Energy Star Appliances Dishwasher, 30" Electric Range,
and combo Micro/ Vent Hood (Black or White)

Bath Features

Bath Tile to Ceiling for Master Bath
Secondary Baths-Wall Tile 8' with Steel Tub
Pedestal Sink at Powder Bath
36" Base Vanity Cabinets in Master Bath & 30" in Second Bath
MSI Granite Countertops
Moen Faucets
Schluter Edge Profile for all Bath Tile in
Brushed Aluminum

The Esperanza Homes Difference

1-2-10 Major Structural Warranty
Pre-Construction Orientation
Pre-Drywall Meeting
Pre-Closing Inspection
Post Move- In Meeting
Online Interactive Customer Portal



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