

PREMIUM INCLUDED FEATURES

EFFECTIVE: SEPTEMBER 23, 2023

LIFE AT SOLANA BAY

- Intimate Gated Community in the Heart of Avenir with 118 Homesites Located Along Avenir's Largest Lake
- Sophisticated Community Entry with Three Water Feature Monuments, Decorative Gates, Brick Pavers, and Lush Tropical Landscaping
- Elegant Mailbox Pavilion with Natural Stone, Modern Light Fixtures and Contemporary Aluminum Beams in Bronze Finish
- Envera® Virtual Gate Attendant with LED Barrier Arms
- All Age Kids Playground at Solana Bay
- Avenir Phase 1 Completed Clubhouse:
 - Resort-Style Heated Pool with Lap Pool, Spa and Poolside Cabanas
 - Eight Tennis and Six Pickleball Courts
 - Fitness Center with Gym- Aerobics Areas with Locker Rooms
 - Kid's Zone/Splash Pad and Two Tot Lots
 - Event Hall, Club Room and More!

GRAND EXTERIORS

- Three Premium Included Exterior Architectural Themes: Contemporary, Transitional, or Coastal with Choice of Seven Unique Exterior Color Schemes Per Architectural Theme with Exterior Paint Formulated for Weather Protection and Community Diversity
- Enhanced Side and Rear Architectural Details on All Homes
- Flat Concrete Roof Tile for All Exterior Architectural Themes
- Exterior Natural Stone in Travertine, Marble or Quartzite (Vary by Color Scheme):
 - Contemporary: Honed/Split Ledger Stone
 - Transitional: 12" x 24" Smooth Stone
 - Coastal: Split Ledger Stone
- Exterior Wood-Like Stone: Contemporary Theme Only
- Front Entry, Driveway, Covered Lanai Level 2 Brick Paver in White Based Cement Colors Set Over 4" Rock Base
 - Contemporary: 6" x 9" Running Bond Pattern
 - Transitional: 6" x 9" 90 Degree Herringbone Pattern
 - Coastal: 6" x 6" and 6" x 9" T Pattern
- 8' Insulated Fiberglass Front Entry Door with Clear Glass Insert and Sidelite:
 - Contemporary: Five Stacked Lites
 - Transitional: One Lite
 - Coastal: Two Vertical Lites
- Decorative Aluminum Shutters in Decorator Powder Coated Colors:
 - Contemporary: Canopy Aluminum Shutters
 - Coastal: Flat and Bahama Aluminum Shutters
- Sleek Garage Doors w/ Ultra Quiet Belt Drive:
 - Contemporary: Flush Door with Stacked Tinted Impact Rated Windows
 - Transitional: Flush Door with Top Row Tinted Impact Rated Windows
 - Coastal: Choice of Flush Door without Windows or Long Panel Bead Door with Top Row Tinted Impact Rated Windows
- Designer LED Coach Lights at Garage and Patio Lights
- Lush Landscape Package Including Fully Sodded Homesite, Palm Tree Package, Accent Tree, Shade Tree, Shrubbery (Predetermined for Each Homesite)
- Homesite Irrigation System Connected to Lakes
- Two Garden Hose Bib Connections

QUALITY CONSTRUCTION

- Soil at Slab Foundation Pre-Treated for Termite Protection
- Steel Reinforced Monolithic Concrete Building Foundation with Complete Concrete Block Construction (1st and 2nd Floor) and Steel Reinforced Poured Concrete Columns
- Acoustical Gypcrete Concrete Subflooring on Second Floor of Two-Story Homes for Additional Sound Insulation (Except Under Bathtubs and Showers)
- Aluminum Impact Resistant Windows on 1st and 2nd Floors, Sliding Glass Doors with Bronze Frames
- Engineered Wood Roof Trusses
- Double Layer Insulated and Impact Resistant Garage Doors w/ Ultra Quiet Belt Drive
- Uponor PEX Piping and Plumbing System for Superior Performance
- Whole Home Aluminum Gutters
- Insulation at Garage Partition and Walls Around Air Handlers for Increased Energy Efficiency and Sound Insulation
- Baseboard and Casing Installed on Top of Flooring (Except Carpet Areas)
- Gas and Plumbing Stub-Out and Electric Pre-Wire for Future Outdoor Kitchen (Predetermined Location)

CHEF INSPIRED KITCHEN

- 42" Upgraded Upper Cabinets in Choice of Partial Overlay Recessed Panel Birch Wood Door in Choice of Stain Colors, Partial Overlay Shaker-Style Purestyle Laminate Door or Frameless Slab Style Laminate Door in Choice of Colors
- Iron Chef Kitchen Layout with Hood, Gas Cooktop, and Wall-Mounted Microwave/Oven Combo
- Choice of Granite or Quartz Countertops (3 cm) in Designer Colors with Flat Edge Profile
- Choice of Granite or Quartz Full Backsplash or Decorative Tile Backsplash Behind Hood in Choice of Colors
- Oversized Kitchen Islands
- Single Bowl Undermount Stainless Steel Kitchen Sink
- Moen® Sleek One-Handle Chrome Faucet and ½ Horsepower Garbage Disposal with Air Switch

APPLIANCES

- Kitchen - Whirlpool® Stainless Steel Appliances
 - Cooktop: 36" Natural Gas Cooktop
 - Hood: Energy-Star® 36" Exterior Vented Wall-Mounted Canopy Hood
 - Wall Oven: 6.4 Cu Ft. Smart Microwave/Wall Oven
 - Refrigerator: 36" Wide 25 Cu. Ft Side by Side Stainless Steel Refrigerator with Water Line and Ice Maker Located in the Door Panel
 - Dishwasher: Energy-Star® 1-Hour Wash Stainless Steel Dishwasher
- Laundry - Whirlpool® Stainless Steel Appliances
 - Washer/Dryer: 5.3 Cu Ft. Smart Top Load Washer and 7.4 Cu Ft. Smart Top Load Natural Gas Dryer

INTERIOR APPOINTMENTS

- Designer 12"x 24" Porcelain Floor Tile in Foyer, Great Room, Kitchen, Dining Room, Living Room (per Plan) and Laundry Room
- Premium Wall-to-Wall Carpet Except Where Tile is Standard
- Choice of Luxury Vinyl Plank, Laminate or Engineered Wood Flooring on Stair Treads and Risers
- Subtle Orange Peel Textured Finish on Walls and Bathroom Ceilings, Knockdown Textured Finish on All Other Ceilings
- 8' Single-Panel Shaker Style Doors
- 5 1/4" Flat Baseboards and 2 1/4" Flat Door Casing Throughout
- Kwikset® Interior Halifax Square Door Hardware in Satin Nickel with Matching Door Hinges and Kwikset® Exterior San Clemente Contemporary Door Hardware in Satin Nickel
- White Ventilated Vinyl-Clad Closet Shelving in All Bedrooms and Linen Closets
- Corrian® White Window Sills and Thresholds
- Handcrafted Wood Stair Rail Package with Paint Grade Wood Handrail and Newell Posts and Aalto Ash Gray Rectangular Metal Balusters
- Durable and UV Resistant Polyaspartic Garage Floor Coating with Decorative Flakes and 4" Vertical in Choice of Colors

FUNCTIONAL LAUNDRY

- 12" x 24" Porcelain Tile on Laundry Floor
- Upgraded Lower and Upper Cabinets with Partial Overlay Recessed Panel Birch Wood Door in Choice of Stain Colors
- Choice of Granite or Quartz Countertops (3 cm) with Matching 4" Backsplash in Designer Colors with Flat Edge Profile
- Sink Cabinet with Faucet in Chrome Finish

DESIGNER BATHROOM FEATURES

All Baths

- 12" x 24" Porcelain Tile on Bathroom Floors
- 10" x 14" Ceramic Shower Wall Tile in Bathroom Wet Areas (with Schluter® Trim) with 3" x 3" Ceramic Shower Floor Tile
- Upgraded Cabinets in Choice of Partial Overlay Recessed Panel Birch Wood Door in Choice of Stain Colors, Partial Overlay Shaker-Style Purestyle Laminate Door or Frameless Slab Style Laminate Door in Choice of Colors
- Built-In 16" x 20" Shower Niches in All Showers
- Rectangular Undermount Porcelain Sinks
- Upgraded Toto® Commode
- Full-Width Mirror Over Vanity with Decorator Lighting
- Energy-Star® Bath Exhaust Fans

Primary Bath

- Freestanding Oval Tub with Moen® Deck Mounted Faucets in Chrome Finish
- Expansive Walk-In Shower Retreat
- 84" High Frameless Clear Tempered Glass Shower Enclosure with Door in Chrome Finish
- Choice of Granite or Quartz Countertops (3 cm) with Matching 4" Backsplash in Designer Colors with Flat Edge Profile
- Moen® Gibson Widespread Sink Faucet and 8" Showerhead in Chrome Finish

Secondary Bath

- High Gloss Acrylic Finish Over Fiberglass Tub
- Choice of Granite or Quartz Countertops (3 cm) with Matching 4" Backsplash in Designer Colors with Flat Edge Profile
- Moen® Gibson One Handle Faucet and 4" Showerhead Tub Spout in Chrome Finish

HOME WELLNESS AND ENERGY EFFICIENCY

- Natural Gas Appliances including Cooktop, Dryer and Tankless Water Heater
- Compact Daikin FIT Variable Speed Air Conditioning System for Improved Energy-Efficiency with Minimal Temperature Fluctuations and Faster and Continued Heating and Cooling and Advanced Acoustical Comfort
 - A "Fixed" Air Conditioning System Operates on Only One Setting: Full Blast or Off
 - A Variable Speed Air Conditioning System Operates with Multiple Speeds to Allow for Constant Cooling. Variable Speed Systems are Quieter, More Energy Efficient and Result in Better Indoor Air Comfort
- Manufacturer 12 Year Parts and Labor Warranty on AC System
- Whole Home Filtration – Daikin One Premium Air Cleaner with High Efficiency MERV 15 Filter that Removes More than 85% of Particles Down to 0.3 Microns in Size
- Fresh Air Intake and Insulated Sealed Duct Air Conditioning System for Improved Indoor Air Quality
- Zero Volatile Organic Compound ("VOC") Interior Paint and Low VOC Carpet for Improved Indoor Air Quality
- Interior Door Hardware with Microban® Antimicrobial Product Protection
- Energy Efficient Low-Emissivity Impact Windows and Sliding Glass Doors
- Energy-Saving LED Lights in All Light Fixtures
- R-30 Insulation in Ceilings Over AC Areas and R-4.1 in Exterior Walls
- Water-Saving Plumbing Fixtures

ELECTRICAL SPECIFICATIONS

- Upgraded 4" LED Energy-Star® Disk Light Fixtures with Selectable 3K, 4K, or 5K Temperature (Quantity Varies by Plan)
- Dual Port Jack (RG6/CAT6) in Great Room and All Bedrooms Homerunned to Legrand® OnQ 42" Structured Wiring Enclosure
- Empty Conduit in Garage from Electric Service Panel to Predetermined Location for Future Car Charger
- 20 Amp Dedicated Outlet for Future Refrigerator in Garage (Predetermined Location)
- LED Panel Lights in Laundry, Walk-In Closets and Garage
- Ceiling Fan Pre-Wiring in Great Room and All Bedrooms
- White Decora Rocker Switches and Outlets
- One USB C/C Duplex Receptacle in Kitchen and Primary Suite
- Two Weatherproof Exterior Electric GFI Outlets in Predetermined Locations
- Exterior Soffit Outlets on Front and Rear of Home (Varies by Plan)

AKEL CONNECT SMART HOME POWERED BY ALARM.COM

- In-Home Wireless Alarm System with Wireless Magnet Contacts on All Operable Windows and Doors (excluding Exterior Garage Doors)
- Qolsys IQ 4 Z-Wave Panel ("Control Center") with 7" HD Touchscreen
- Alarm.com® HDR Smart Video Doorbell
- Leviton® Decora Smart Z-Wave Dimmer Switch in Kitchen to Control Hi-Hats
- Kwikset® Contemporary Z-Wave Smart Front Door Lock
- Alarm.com Included Alarm Monitoring and Builder Automation and Service Package to Control All of the Above from Your Smart Device
- LiftMaster® MyQ Wi-Fi Smart Garage Door Opener with Built-In Camera and Battery Back-Up and Wireless Keypad Located Outside Garage Door
- Daikin ONE Touch Wi-Fi Smart Thermostat
- Wi-Fi 6 Aruba Ceiling-Mounted Wireless Access Point (WAP) per Floor in Predetermined Location
- Luxul 8-Port Gigabyte Ethernet Non-PoE Switch to Connect Future Devices



We Build Better New Construction Homes Because Your Family Deserves Better.

- Akel Advantage: Forward Thinking Home Designs, Timeless Architectural Exteriors, Unmatched Interior Finishes, Innovative Construction Methods and Practices and Premium Quality Building Materials
- Concierge Homebuilding Experience: A Dedicated Sales, Design, Construction and Home Warranty Team with Over 4,000 Homes Built.
- Unleash Your Style: Personalize the Details of Your Home – Room by Room at Our On-Site Design Studio. Everything from Cabinetry, Countertops, Flooring, Plumbing Fixtures, Appliances, Electrical Details, Swimming Pools and More (No Packages!)
- Orientations During Construction Process: Groundbreaking Celebration, Pre-Drywall Inspection, New Home Preview and New Home Orientation
- myAkel Homeowner Portal: Monitor the Construction Progress of Your Home, Access Key Documents, and Submit Home Warranty Requests
- Akel Homes: 1 Year Workmanship and Systems Warranty
- 2-10 HBW: 10 Year Warranty on Major Structural Defects
- Manufacturer Warranties: All Appliances Including Air Conditioning Compressor and Air Handler Unit Pre-Registered for Your Convenience

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