

INCLUDED FEATURES

THOUGHTFUL INCLUSIONS BY DESIGN

A NEW BENCHMARK IN INCLUDED FEATURES

The Best Value in Port St. Lucie – Included in Every Home, Every Collection

- Designer 24"x 24" Rectified Porcelain Floor Tile in Foyer, Great Room, Kitchen, Dining Room, Living Room, Laundry Room and Powder Room (per Plan)
- **Upgraded Schrock® Kitchen Cabinets and Comfort Height Bath Cabinets**
 - The Largest Selection of Included Door Styles and Finishes to Choose From!
 - Made-to-Order Cabinetry with Premium Paint and Stain Finishes and Quality of Construction
 - Partial Overlay Recessed Panel Purestyle White Shaker Door
 - Slab Drawer Front or Partial Overlay Recessed Panel Wood Door (Choice of Colors)
 - Full Overlay Slab Style Melamine Door & Drawer Front (Choice of Colors)
- Granite or Quartz Countertops (3 cm) with Matching 4" Backsplash in Designer Colors with Flat Edge Profile
- **Kitchen Appliances - LG® Stainless Steel Appliances**
 - **Gold:** Range: 30" Natural Gas Freestanding Range
 - **Gold:** Hood: 36" Canopy Hood with Recirculating Fan
 - **Emerald/Ruby/Sapphire:** Range: 30" Natural Gas Slide-In Range
 - **Emerald/Ruby/Sapphire:** Hood: 36" Exterior Vented Chimney Hood
 - Microwave: Wall-Mounted Microwave
 - Refrigerator: French Door Stainless Steel Refrigerator with Water Line and Ice Maker Located in the Door Panel
 - Dishwasher: Stainless Steel Dishwasher
- **Laundry Appliances - LG® Laundry Top Load Washer and Top Load Natural Gas Dryer**
- Tile Baseboard in All Bathrooms and Laundry Room with Schluter® Trim
- Driveway, Walkway, Screened Lanai Upgraded 3 Piece Brick Pavers in (6"x9", 9"x9", 9"x12") in Various Colors Set Over 4" Rock Base (No Step at Front Entry)
- **Impact Resistant Insulated Windows and Sliding Glass Doors**
- **R20 Open-Cell Spray Foam Insulation** to the Underside of the Roof and R 4.1 Insulation on Exterior Block Walls
- Quiet Comfort by Design – Ducted Return Adjacent to Air Handler Minimizes Sound and Maximizes Airflow Efficiency; Air Handler Closet Designed Without Louver Door
- Expansive Flush/Zero Entry Walk-In Shower Retreat
- 76" High Frameless Clear Tempered Glass Shower Enclosure with Door in Chrome Finish in Primary Bath
- **Sapphire/Diamond: Freestanding Oval Tub** with Moen® Deck Mounted Faucets in Chrome Finish in Primary Bath
- **Gold:** Reversible Folding Shower Seat in Ivory and Satin Finish
- **Emerald/Ruby/Sapphire/Diamond:** Built-In Tile Bench (per Plan)
- Upgraded **Toto® Comfort Height Commodes** in All Bathrooms
- Say "Bye" to Bifold Doors: **Linen Closets with Cased Pre-Hung Swing Doors**
- Akel Connect Smart Home Package
- Impact-Rated Insulated Heavy-Duty Exterior Steel Garage Doors
- In-Home Wireless Alarm System with Wireless Magnet Contacts on All Operable Windows and Doors (excluding Exterior Garage Doors)

The above features are included in all Collections unless otherwise designated.

DIAMOND COLLECTION

The Highest Expression of the Akel Standard – Additional Features in the Diamond Collection!

- **Kitchen - KitchenAid® Stainless Steel Appliances**
 - Cooktop: 36" Natural Gas Cooktop
 - Hood: 36" Exterior Vented Chimney Hood
 - Micro/Oven: 30" Wall-Mounted Microwave & Oven Combo
 - Refrigerator: French Door Counter-Depth Stainless Steel Refrigerator with Water Line and Ice Maker Located in the Door Panel
- **Kitchen - Cabinet Enhancement Package with Crown Molding, Light Valence, Under Cabinet Lighting and Above Cabinet Lighting**
- **Kitchen - Island Cabinet Flat Panel on Knee Wall**
- **Laundry - Base Cabinets & 42" Upgraded High Wall Cabinets** in Choice of:
 - Partial Overlay Recessed Panel Purestyle White Shaker Door
 - Slab Drawer Front or Partial Overlay Recessed Panel Wood Door (Choice of Colors)
 - Full Overlay Slab Style Melamine Door & Drawer Front (Choice of Colors)
- **Laundry - Choice of Granite or Quartz Countertops (3 cm) with Matching 4" Backsplash** in Designer Colors with Flat Edge Profile
- **Laundry - Sink with Faucet in Chrome Finish**
- **Great Room - Coffered Ceiling** in Great Room
- **All Baths - Upgraded 18" x 18" Floor Tile** in Choice of Colors
- **All Baths - Included Shower Wall Tile Extended to the Ceiling**
- **Primary Suite - 96" High Floor Mounted Shelving System** with 3/4" White Melamine Panels and Fully Adjustable Shelves with Matching Edge Banding in Primary Suite Closets.
- **Primary Bath - 84" High Frameless Clear Tempered Glass Shower Enclosure** with Door in Chrome Finish
- **10 Additional LED Recessed Lights**
 - Great Room: 6 Lights with Two 3-Way Switches
 - Primary Suite: 4 Lights with Switch
- **Front Entry - Double Fiberglass Door**
- **Garage - Durable and UV Resistant Polyaspartic Garage Floor Coating** with Decorative Flakes and 4" Vertical in Choice of Colors

GRAND EXTERIORS

- Premium Exterior Architectural Styles
- Sherwin Williams® Exterior Paint Formulated for Weather Protection
- Boral® Flat Cement Roof Tile
- Choice Across Eighteen Elegant Exterior Color Schemes for Enhanced Community Diversity
- Two Panel Shaker-Style Fiberglass Front Entry Door with Impact Glass Sidelight
- Designer LED Coach Lights at Garage and Patio Lights
- Lush Tropical Landscape Package Including Fully Sodded Homesite, Palm Tree Package, Accent Tree, Shade Tree, Shrubbery
- Master Irrigation System Serving the Homesite Connected to Lakes
- Screened Covered Lanai with Door
- **Gold:** Decorative Exterior Aluminum Shutters in Powder Coated Finish (per Plan)
- **Gold:** Exterior Natural Stone (per Plan)

QUALITY CONSTRUCTION – BUILT FOR FLORIDA

- Soil at Slab Foundation Pre-Treated for Termite Protection
- Steel Reinforced Monolithic Concrete Building Foundation with Complete Concrete Block Construction and Steel Reinforced Poured Concrete Columns
- Engineered Wood Roof Trusses for Uplift, Load and Lateral Forces
- 2' x 8' Spruce Painted Fascia
- 5/8" Plywood Roof System
- Waterproof Membrane Around and Over Window and Door Masonry Openings and Bucks
- Modified Urethane Sealant Around All Exterior Windows and Doors
- Impact Resistant Insulated Windows and Sliding Glass Doors with Bronze Frames
- Stucco Finish to Exterior Walls, Soffits and Interior Garage Side Walls
- Uponor PEX Piping and Plumbing System for Superior Performance
- Whole Home Aluminum Gutters and Downspouts
- Insulation at Garage Partition for Increased Energy Efficiency and Sound Insulation
- Schluter Kerdi Shower Floor Membrane Extended 24" Vertically Along Shower Walls with Waterproofing Around Vertical and Horizontal Wall Joints and Seams
- Baseboard and Casing Installed on Top of Flooring (Except Carpet Areas)
- Two Garden Hose Bib Connections in Predetermined Locations

Build a life you love.™

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CHEF INSPIRED KITCHEN

- Oversized Kitchen Islands
- Choice of Single Bowl or 70/30 Undermount Stainless Steel Kitchen Sink
- Moen® Sleek One-Handle Chrome Faucet
- ½ Horsepower Garbage Disposal with Air Switch
- LED Recessed Lighting in Kitchen
- Pantry Closet with White Ventilated Vinyl-Clad Wire Shelving

INTERIOR APPOINTMENTS

- **Emerald/Ruby/Sapphire/Diamond:** Coffered Ceilings in Foyer and Primary Suite
- 8' Raised Double-Panel Style Doors with 2 ¼" Flat Door Casing and 5 1/4" Flat Baseboards
- Kwikset® Interior Ladera Hardware in Satin Nickel with Matching Door Hinges and Exterior San Clemente Contemporary Door Hardware in Satin Nickel
- Premium Wall-to-Wall Carpet Except Where Tile is Standard in Choice of Colors
- Subtle Orange Peel Textured Finish on Walls and Bathroom Ceilings, Knockdown Textured Finish on All Other Ceilings
- White Ventilated Vinyl-Clad Wire Shelving in All Bedrooms, Linen Closets and Over Laundry Washer and Dryer
- Corian® White Window Sills and Thresholds

DESIGNER BATHROOM FEATURES

- 12" x 12" Ceramic Tile on Bathroom Floors
- 10" x 14" Ceramic Shower Wall Tile in Bathroom Wet Areas (84" Above Finished Floor) (with Schluter® Trim) with Ceramic Shower Floor Tile
- Built-In 16" x 20" Shower Niches in All Showers
- Rectangular Undermount Porcelain Sinks
- Full-Width Mirror Over Vanity with Upgraded Light Fixture
- Energy-Star® Bath Exhaust Fans
- Oversized Recessed Medicine Cabinets
- Dual Vanity Counters with Sinks and Knee Space
- Sterling® by Kohler® Vikrell Tub in White Gloss Finish in Secondary Baths
- Moen® Eva One Handle Faucet and 4" Showerhead Tub Spout in Chrome Finish in Secondary Baths
- Moen® Eva Widespread Sink Faucet and 8" Showerhead in Chrome Finish in Primary Bath
- Vanity Knee Space with Matching Cabinet Back Panel in Primary Bath

HOME WELLNESS AND ENERGY EFFICIENCY

- Natural Gas Appliances including Range, Dryer and Tankless Water Heater
- Carrier® Split-System Air Conditioning System with Minimum 14.2 SEER2 Rating
- Fresh Air Intake and Insulated Sealed Duct Air Conditioning System for Improved Indoor Air Quality
- Sherwin Williams® Zero Volatile Organic Compound ("VOC") Interior Paint and Low VOC Carpet for Improved Indoor Air Quality
- Kwikset® 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
- Water-Saving Plumbing Fixtures

ELECTRICAL SPECIFICATIONS

- Upgraded 6" LED Energy-Star® Recessed Lighting Fixtures with Selectable 3K, 4K, or 5K Temperature (Quantity Varies by Plan)
- Minimum 200 Amp Electric Service
- CAT6 in Great Room and All Bedrooms Homerun to 30" Structured Wiring Enclosure
- LED Panel Lights in Laundry, Walk-In Closets and Garage
- Ceiling Fan Pre-Wiring in Great Room, All Bedrooms and Screened Lanai
- White Decora Rocker Switches and Outlets
- Round Countertop Outlet in Kitchen Island with Lid in Stainless Steel Finish
- Two Weatherproof Exterior Electric GFI Outlets in Predetermined Locations
- Lift Master® Garage Door Opener (w/ Two Remote Transmitters per Door) and Wireless Keypad Entry System
- Electric Door Chime

SECURITY, COMFORT AND SAFETY FEATURES

- Phone Monitoring of Home Alarm System via Centralized Off-Site Center
- Fire, Medical and Police Alert Buttons on Alarm Keypad
- Smoke and Carbon Monoxide Detectors in Predetermined Locations
- Deadbolt Lock on Front Entry Door and All Exterior Doors
- Locks on All Sliding Glass Doors and Operable Windows with Screens
- Peephole Magnifier on Front Entry Door
- Moen® Plumbing Fixtures with Pressure Balance to Minimize Anti-Scalding
- Slip-Resistant Tubs in Secondary Baths

Seller makes no representations or guarantees whatsoever as to the security of the premises or the effectiveness of any alarm monitoring system or security service whether same are provided through the Community Systems or otherwise. Seller shall not in any way be considered an insurer or guarantor of security or safety within the Home and/or the Community.

AKEL CONNECT SMART HOME POWERED BY ALARM.COM

- Qolsys IQ 4 Z-Wave Panel ("Control Center") with 7" HD Touchscreen
- Kwikset® Contemporary Z-Wave Smart Front Door Lock
- Ecobee® Smart Touchscreen Programmable Thermostat
- Alarm.com HD Video Doorbell
- Alarm.com Included Alarm Monitoring and Builder Automation and Service Package to Control All of the Above from Your Smart Device



As a private, family-owned homebuilder, Akel Homes is deeply committed to quality, integrity, and personalized service in every home we build.

- The Akel Advantage: Thoughtfully designed homes with timeless exteriors, elevated interior finishes, cutting-edge construction techniques, and premium materials—built for lasting quality.
- Concierge Homebuilding Experience: A dedicated team—sales, design, construction, and warranty—guiding you every step of the way, backed by the expertise of 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 (
- Orientations During Construction Process: Groundbreaking Celebration, Pre-Drywall Inspection, 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 AC System