



# LAKE JAMES

An Active "Adult Living" Community

## FEATURES

### COMMUNITY AMENITIES

- Heated Pool
- Fitness Center and Community Room
- 8-Acre Lake
- Gated Entry
- Lawn Care Maintenance
- Polk County Water and Sewer
- Underground Utilities
- Deed Restrictions
- Sidewalks and Walking Trail
- Bocce Ball Court
- Street Lighting

### PROFESSIONAL SERVICES

- Builder experience - 30+ years
- Professional decorating service

### STRUCTURE

- All homes individually certified by licensed engineer to meet current hurricane building codes
- Superior construction floor slab 3000 PSI concrete with fiber mesh and wire mesh (on chairs) over 6-mil visqueen vapor barrier on compacted fill
- Termite treatment
- Concrete block exterior walls with reinforced steel and poured concrete lintel beam
- Engineered roof system
- 1/2-in. CDX roof sheathing with clips or OSB with foil
- 4-ft. off ridge vents with vented soffits for attic ventilation
- Hardi board fascia over 2-in. x 6-in. sub fascia
- Pressure treated wood wherever wood and masonry make contact
- Pull down stair in garage - decked area over garage for light storage

### EXTERIOR

- Home site fully sodded with St. Augustine sod
- Automatic irrigation system
- Architectural fungus resistant 30-yr. shingles-GAF
- Pavers entry and driveway
- Screen lanai/Flo-crete floor

### ELECTRICAL

- 200-amp electrical service
- All copper wiring from panel box
- 2 exterior electrical outlets
- 2 exterior flood lights
- Lighted front doorbell button
- Ceiling fan and decorative light fixture allowance per plan
- Recessed can fixtures per plan
- Television outlets - prewire up to 5 outlets
- GFI safety outlets in wet areas
- Telephone outlets - prewire up to 5 outlets
- Smoke detectors-hardwire with battery back-up
- Light in attic on switch at storage area
- Automatic garage door opener with 2 remote controls
- Vent fans in baths

### PLUMBING

- CPVC water lines
- Hose bibs (3)
- Rheem high efficiency electric water heater
- Delta 4380DST waterfall kitchen faucet (SS)
- Dayton DXUH3118 U/M kitchen sink (SS)
- Delta 520 single lever or equal bath faucets (SS)
- Kohler Caxton U/M lavatories
- Kohler Wellworth elongated toilets
- American Standard Salem porcelain on steel - hall tub
- 5-ft. acrylic soaking tub (per plan)

### APPLIANCES

- GE self-cleaning smooth top range
- GE dishwasher
- GE spacesaver microwave - vented to exterior
- Insinkerator Badger 5 garbage disposal

### INTERIOR

- Drywall on interior walls with orange peel finish and knockdown ceilings
- Panel interior doors with 3 hinges and designer lever action hardware
- 6-in. base
- Soil resistant carpet
- 18x18 ceramic tile flooring in foyer, nook, kitchen, baths, and laundry room
- 10x14 ceramic tile shower and tub areas
- Ceramic towel bars and toilet paper holders
- Kitchen cabinets raised panel doors with 36-in. uppers and crown mold
- Wellborn wood cabinets kitchen and baths
- 36-in. high vanities on raised toe kick
- Cambria quartz solid surface tops
- Full width mirrors over bath vanities
- Ventilated shelving in all closets with shoe rack in master closet
- Washer/dryer hook-ups with venting
- Deadbolts all exterior doors
- Shower enclosure master bath (per plan)
- Tub and shower areas Durock board to 6-ft. above finished floor
- Crown mold package all plans

### ENERGY SAVERS

- 15 SEER Carrier heat pump with 10-yr. warranty on parts and labor
- Digital programmable thermostat
- R-38 attic insulation over living area
- R-11 batt insulation between garage and living areas
- 3/4-in. foil-backed insulation board exterior block walls
- Fiberglass Insulated entry doors
- Insulated (double pane) tinted Low E aluminum windows
- Foam injected insulation block walls (living area)

## 2/10 HOME BUYERS WARRANTY

Tour by Appointment call  
**(863) 683-2782**



Plans and specifications are subject to change without prior notice.

*Ernie White*

CONSTRUCTION

Your Family Deserves a



"WHITE HOUSE"

Model Home:  
**(863) 858-3228**

OPEN DAILY 1:00 to 5:00 p.m.

lakejamesadultcommunity.com  
erniewhiteconstruction.com

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