The Included Collection

DESIGNER APPOINTED FEATURES

BRIGHTVIEW HOMES

A clear starting point for your new home.

Finishes. Appliances. Lighting.

Your included specifications, with optional upgrades identified separately.



Illustrative Valencia model exterior. Elevation, exterior colors and site improvements vary by offered home.

Shared Included package / November 19, 2026

Use the home-specific selection schedule for exact supplier models, colors, quantities and configuration. This package is not a purchase release or a parcel-specific construction budget.

Interior selections / palette

DESIGNER APPOINTED FEATURES

THE ROOM PALETTE

I-01 **Bedroom carpet**
Mohawk / Portico Cornerstone
Cornerstone #102; upgraded pad included

I-02 **Interior doors**
Builder-supplied / Two-panel interior doors
6 ft 8 in; Pure White SW 7005

I-03 **Interior baseboards**
Builder-supplied / Modern baseboards
3-1/4 in; Pure White SW 7005

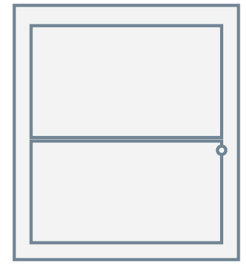
I-04 **Door hardware / sills**
Builder-supplied / Interior hardware and wood sills
Satin nickel hardware; painted wood sills



I-01 Included specification

#102
Cornerstone #102; upgraded pad included

Original Brightview finish-sheet sample; physical sample governs.



I-02 Included specification

Builder-supplied specification
6 ft 8 in; Pure White SW 7005

Specification illustration; not a selected manufacturer photograph.



I-03 Included specification

Builder-supplied specification
3-1/4 in; Pure White SW 7005

Specification illustration; not a selected manufacturer photograph.



I-04 Included specification

Builder-supplied specification
Satin nickel hardware; painted wood sills

Specification illustration; not a selected manufacturer photograph.

Door/casing details follow the home schedule. Supplier illustrations show the included specification, not a selected brand or exact profile.

Kitchen materials / palette

DESIGNER APPOINTED FEATURES

THE ROOM PALETTE

K-01 **Kitchen countertops**
MSI / Luna Pearl granite
3 cm; polished; 4 in backsplash

K-02 **Kitchen cabinetry**
Builder-supplied / Kitchen upper cabinets
42 in uppers; door style and color per home schedule

K-03 **Kitchen sink / faucet**
Builder-supplied / Single undermount sink + pull-out faucet
Stainless-steel sink; chrome faucet

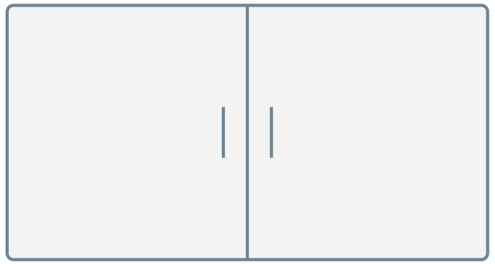
K-04 **Kitchen disposal**
InSinkErator / Advanced Series PRO750
3/4 HP; kitchen sink disposal



K-01 Included specification

Luna Pearl
3 cm; polished; 4 in backsplash

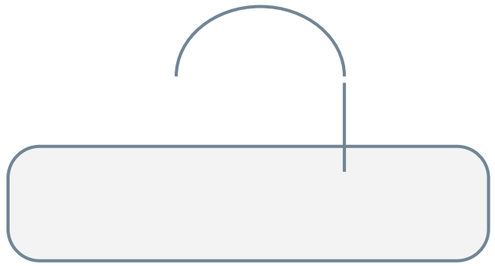
Original Brightview finish-sheet sample; physical sample governs.



K-02 Included specification

Builder-supplied specification
42 in uppers; door style and color per home schedule

Specification illustration; not a selected manufacturer photograph.



K-03 Included specification

Builder-supplied specification
Stainless-steel sink; chrome faucet

Specification illustration; not a selected manufacturer photograph.



K-04 Included specification

PRO750
3/4 HP; kitchen sink disposal

Specification illustration; not a selected manufacturer photograph.

Included backsplash is the 4-inch granite splash. Decorative tile backsplash and upgraded cabinetry are separate selections.

Kitchen appliances / palette

DESIGNER APPOINTED FEATURES

THE ROOM PALETTE

A-01 **Electric glass-top range**

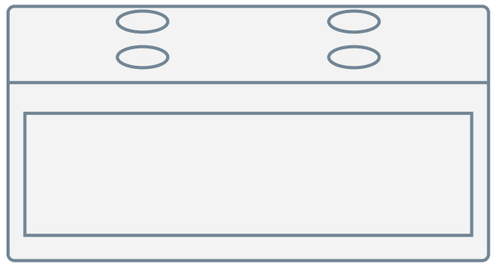
Whirlpool / Electric glass-top range
Included kitchen appliance category; exact model per schedule

A-02 **Kitchen microwave**

Whirlpool / Microwave
Included kitchen appliance category; exact model per schedule

A-03 **Dishwasher**

Whirlpool / Dishwasher
Included kitchen appliance category; exact model per schedule



A-01 Included specification

Builder-supplied specification
Included kitchen appliance category; exact model per schedule

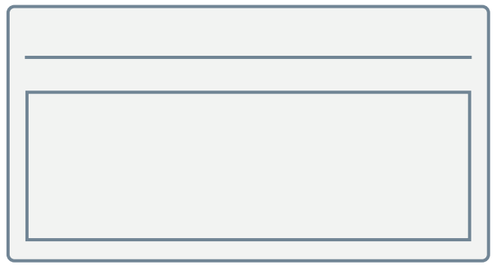
Specification illustration; not a selected manufacturer photograph.



A-02 Included specification

Builder-supplied specification
Included kitchen appliance category; exact model per schedule

Specification illustration; not a selected manufacturer photograph.



A-03 Included specification

Builder-supplied specification
Included kitchen appliance category; exact model per schedule

Specification illustration; not a selected manufacturer photograph.

Specification illustrations show appliance types only. Refrigerator, washer/dryer and gourmet configurations are not established as part of this Included package.

Flooring and tile / palette

DESIGNER APPOINTED FEATURES

THE ROOM PALETTE

F-01 **Common / wet-area floors**

Daltile / Weathered White
18 x 18; matte; common areas, kitchen, laundry and baths
Model / code: SQ20

F-02 **Shower wall tile**

Daltile / Weathered White
12 x 12; horizontal stacked layout; extents per plan
Model / code: SQ20

F-03 **Secondary shower floors**

Daltile / Weathered White mosaic
2 x 2 straight-joint mosaic; where shower pan applies
Model / code: SQ20

F-04 **Owner shower floor**

Source / Pure White mosaic
2 x 2 mosaic; owner shower pan only



F-01 Included specification

SQ20
18 x 18; matte; common areas, kitchen, laundry and baths

Original Brightview finish-sheet sample; physical sample governs.



F-02 Included specification

SQ20
12 x 12; horizontal stacked layout; extents per plan

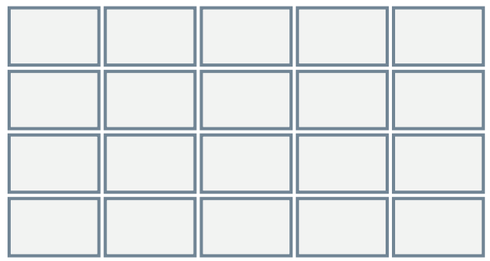
Original Brightview finish-sheet sample; physical sample governs.



F-03 Included specification

SQ20
2 x 2 straight-joint mosaic; where shower pan applies

Original Brightview finish-sheet sample; physical sample governs.



F-04 Included specification

Builder-supplied specification
2 x 2 mosaic; owner shower pan only

Specification illustration; the original sheet names Pure White but supplies no separate exact sample.

Tile sizes reflect the owner-confirmed original package. Mosaic floor scope depends on the plan bath configuration. Grout proposals are shown separately for review.

Bathroom selections / palette

DESIGNER APPOINTED FEATURES

THE ROOM PALETTE

B-01 **Bathroom countertops**
MSI / Frost White quartz
1.6 cm; polished; 4 in backsplash

B-02 **Bath faucets**
Builder-supplied / Bathroom faucets
Chrome; exact fixture model per home schedule

B-03 **Owner shower enclosure**
Builder-supplied / Glass shower enclosure
Owner bath; operation, frame and hardware per home schedule

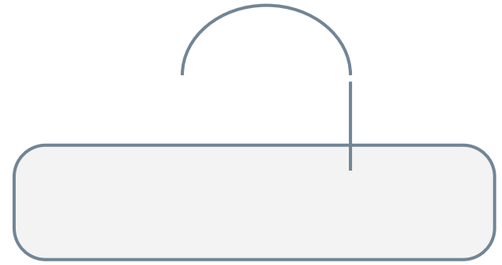
B-04 **Bathroom commodes**
Builder-supplied / Elongated commodes
Bathrooms per plan; exact model per home schedule



B-01 Included specification

Frost White
1.6 cm; polished; 4 in backsplash

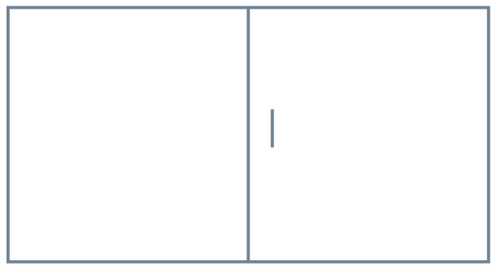
Original Brightview finish-sheet sample; physical sample governs.



B-02 Included specification

Builder-supplied specification
Chrome; exact fixture model per home schedule

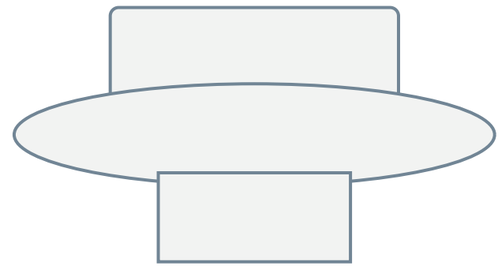
Specification illustration; not a selected manufacturer photograph.



B-03 Included specification

Builder-supplied specification
Owner bath; operation, frame and hardware per home schedule

Specification illustration; not a selected manufacturer photograph.



B-04 Included specification

Builder-supplied specification
Bathrooms per plan; exact model per home schedule

Specification illustration; not a selected manufacturer photograph.

Bath layout and fixture counts follow each home's plans. A freestanding tub, upgraded fixtures or a frameless enclosure are not promised by this shared package.

Lighting and connected living / palette

DESIGNER APPOINTED FEATURES

THE ROOM PALETTE

L-01 **Interior lighting**

Builder-supplied / LED flush-mount lighting
Included lighting type; exact fixtures per home schedule

L-02 **Front exterior lighting**

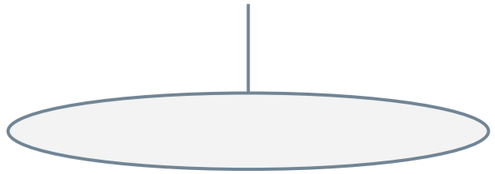
Builder-supplied / Coach lights
Two front exterior fixtures; exact model per home schedule

L-03 **Fan preparation**

Builder-supplied / Ceiling fan prewires
Great room and all bedrooms; installed fans not included

L-04 **Data / media preparation**

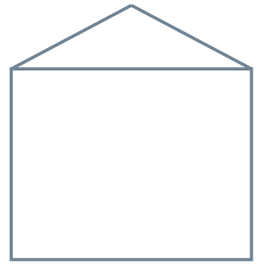
OnQ / builder-supplied / Structured media panel + outlets
1 in fiber chase; two dual-port TV/data outlets



L-01 Included specification

Builder-supplied specification
Included lighting type; exact fixtures per home schedule

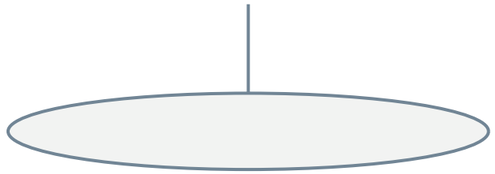
Specification illustration; not a selected manufacturer photograph.



L-02 Included specification

Builder-supplied specification
Two front exterior fixtures; exact model per home schedule

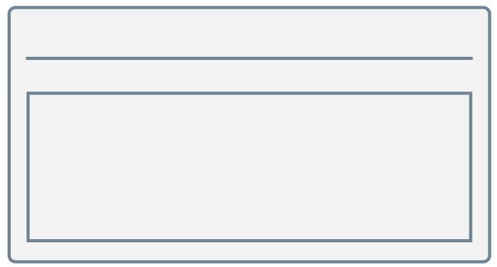
Specification illustration; not a selected manufacturer photograph.



L-03 Included specification

Builder-supplied specification
Great room and all bedrooms; installed fans not included

Specification illustration; not a selected manufacturer photograph.



L-04 Included specification

Builder-supplied specification
1 in fiber chase; two dual-port TV/data outlets

Specification illustration; not a selected manufacturer photograph.

Pendants, chandeliers, upgraded vanity fixtures and installed ceiling fans are not implied by the included lighting specification. No technical electrical design is established by these illustrations.

Beyond the finish palette

DESIGNER APPOINTED FEATURES

EXTERIOR

Architectural shingles; fiberglass insulated front entry door; 8-foot front and rear exterior doors; 8-foot garage door with LiftMaster motor.

Broom-finished concrete driveway / lead walk; textured acrylic-painted porch and lanai. Dimensions and colors follow the offered home.

Two weatherproof GFI outlets and two hose bibs at garage / rear lanai.

ENERGY & WHOLE-HOME

Published baseline: R-4.1 block-wall insulation, R-30 ceiling insulation, Low-E vinyl windows / sliding glass door and 50-gallon water heater. Final assemblies follow approved drawings and applicable requirements.

Standard finish scope includes 42-inch kitchen uppers, tile / carpet as scheduled, granite kitchen tops and quartz bath tops.

OPTIONAL / LOT-SPECIFIC

LVP, higher designer packages, gourmet appliances, pendants and installed ceiling fans are separate upgrades unless expressly included in the offered home.

Land, dirt import/export, clearing, demolition, utility extensions, well/septic and work beyond advertised site allowances are estimated separately.

County fee allowances and reserve are itemized inside the advertised total on the listing; they are not a finish-package surcharge.

Warranty: the published feature list references 1-year workmanship and 10-year structural coverage. The actual applicable warranty documents govern scope, conditions and exclusions; this package creates no additional warranty.

Tile setting / coordinated review options

DESIGNER APPOINTED FEATURES

Review recommendations / no color or system released for ordering

1 LATICRETE / PERMACOLOR Select / 88 Silver Shadow
2 CUSTOM Building Products / Prism / 165 Delorean Gray

Ranked light-neutral / contrasting-gray directions for sample review with Weathered White SQ20. These alternatives are not identical colors. Use manufacturer digital references and physical grout samples with the actual tile.

18 x 18 floors	Common areas / kitchen / laundry / baths	Straight grid; proposed 1/8-inch joint
12 x 12 walls	Applicable shower walls	Horizontal stacked; proposed 1/8-inch joint
2 x 2 shower mosaics	Secondary Weathered White and owner Pure White pans	Sheet layout; use actual factory joint and align sheets

LATICRETE manufacturer color reference

CUSTOM manufacturer color selector

*** Open to recommendations from the tile installer.**

Installer confirms joint/system suitability with actual tile, wet-area assembly and manufacturer limits. Flexible sealant at changes of plane is separate.