



O R A N G E C L U B
T O W N H O M E R E S I D E N C E S

F E A T U R E S & F I N I S H E S

EXTERIOR & SITE

- Modern contemporary architecture
- Exterior lighting showcasing the building's architecture
- White painted sand finish stucco accented with tiled details
- Professionally designed landscaping
- Rectangular pool & sun lounge area; landscaped privacy walls

BUILDING FEATURES

- Elegant glass entry doors
- Impact resistant glass
- Two car garage with automatic garage door opener
- Direct access from garage to ground floor entry foyer
- Enjoy the Sarasota view from four individual balconies
- In suite elevator with access to all floors and roof deck
- Outdoor roof deck area structure ready for you to personally customize, complete with elevator and stair access from living areas (*Customizing and finishing of roof deck area not included)

SUITE FEATURES

- Glass sliding door system to Great Room balcony
- 9 ft. smooth finish drywall ceilings
- Smooth finish drywall walls throughout
- Shaker style paint grade doors
- Modern polished chrome lever handle door hardware
- Contemporary style painted baseboard & door trim
- Spacious master bedroom walk-in closet with shelf & rod
- Quality porcelain floor tile throughout, excluding bedrooms and closets
- Luxurious carpet in bedrooms and closets
- Modern staircase and railings from ground floor to roof deck area
- Den/Bedroom area at ground floor complete with full bathroom and closet

KITCHEN & BATHROOMS

- European style kitchen cabinetry, light valance, solid surface countertops and undermount stainless steel designer style sink
- Contemporary vanities, solid surface countertop and undermount white sink
- Stainless steel appliances including refrigerator/freezer, slide-in range/oven, microwave/vented hood combination and dishwasher
- Tiled kitchen backsplash
- Designer style white plumbing fixtures
- Designer select polished chrome single lever faucets
- Master ensuite with double vanity sinks, glass & tiled shower and private water closet
- Contemporary porcelain floor tiles in all wet areas
- Vanity mirrors with polished edges
- Guest bathroom tub with full height porcelain tile
- Two piece powder room with convenient access from Great Room

LAUNDRY

- Laundry room closet with stackable washer and dryer, built-in upper and lower cabinetry

LIGHTING, ELECTRICAL, DATA & HVAC SYSTEMS

- Recessed lights
- Undercounter lighting at kitchen upper cabinets
- Electrical service/panel
- High efficiency heating and cooling system with suite controlled thermostat
- White decor style switches and receptacles throughout
- Pendant fixture pre-wire in bedrooms, kitchen island, living room, dining room and den
- Infrastructure pre-wiring for telephone, cable and internet