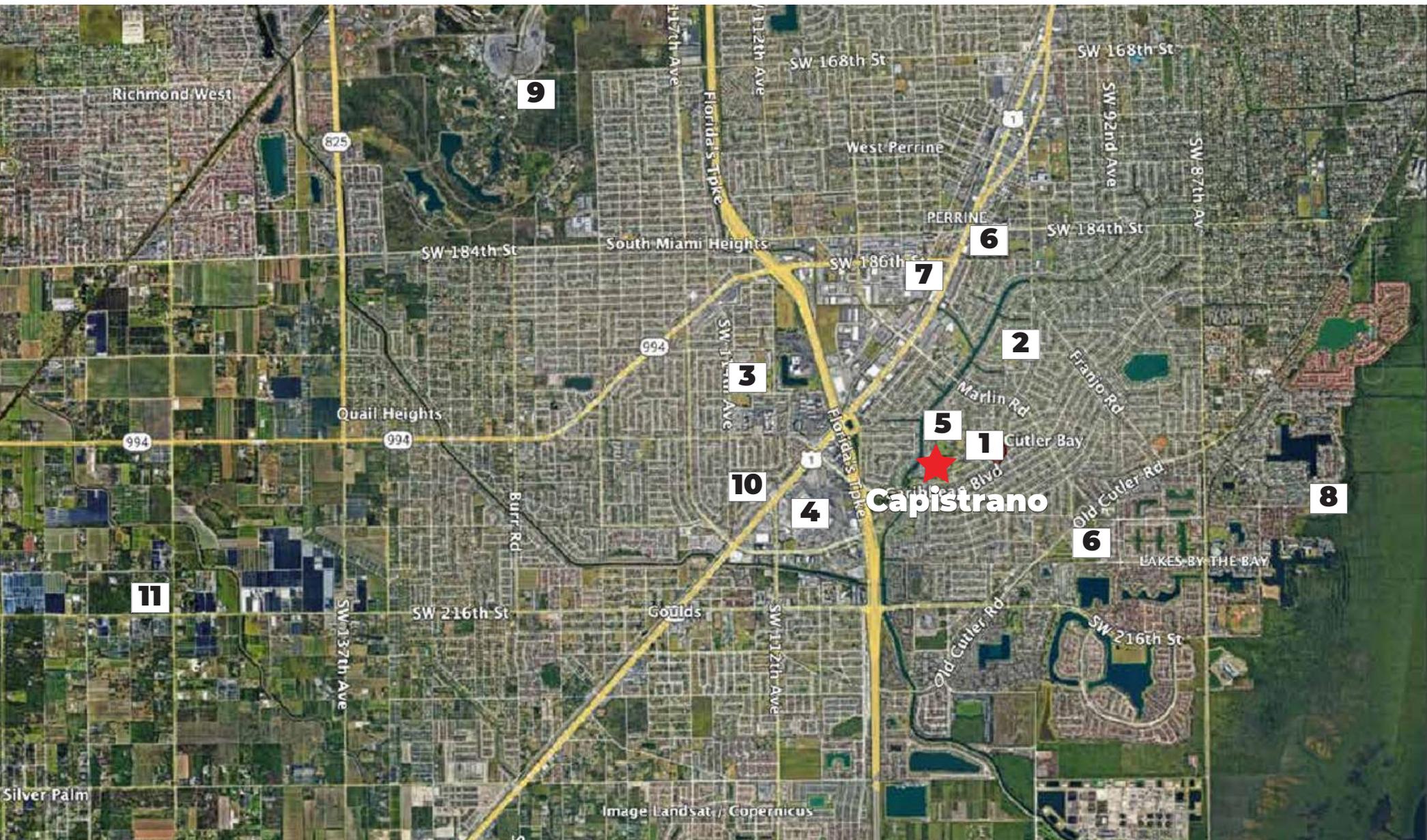




 **CAPISTRANO**

RAFAEL COMAS  
NEW HOME SPECIALIST  
 (305) 778-7869

SINGLE-FAMILY HOMES  
Emerald Series®



## NEIGHBORHOOD Map

- 1. Cutler Ridge Elementary
- 2. Cutler Bay Middle School
- 3. Miami Southridge Senior High
- 4. Southland Mall
- 5. Cutler Ridge Park
- 6. Publix
- 7. Sky Zone Trampoline Park
- 8. Saga Bay Park
- 9. Zoo Miami
- 10. Target
- 11. Monkey Jungle



 CAPISTRANO

INCLUDED  
Features

### **Architectural Artistry**

- Reinforced concrete monolithic foundation slab
- Masonry exterior walls
- Professionally engineered roof with hurricane clips and bracing
- Baked in color through cement roof tiles
- Architecturally designed exterior elevations with each floor plan
- Fully sodded homesites with professionally designed landscaping
- Gutters in front area of driveway, entry walkway
- Hunter® automatic irrigation system
- Paver driveway, entry walkway and lanai
- Durable metal garage door
- Therma Tru® insulated fiberglass front door
- Impact resistant glass windows and sliding glass doors
- Exterior weather proof outlets (G.F.I.)
- Exterior hose bib connection

### **Heart of the Home**

- Orange peel finish on walls and knockdown on ceilings
- Jeld-Wen® 8' 2-panel interior doors
- Maxim® light fixtures
- Kwikset® keyless entry
- Kwikset® interior door levers throughout
- Vinyl-coated ventilated shelving in all closets
- Daltile® 24" x 24" porcelain tile flooring in all first floor living areas (excluding bedrooms)
- Mohawk® luxurious wall-to-wall carpeting installed over dense padding (per plan)
- Sherwin Williams® bright white interior paint

### **A Gourmet's Delight**

- Whirlpool® stainless steel appliances:
  - 21 Cu. Ft., counter depth, side x side refrigerator with ice maker
  - Glass top range with microwave above
  - Built-in dishwasher
- 3CM Granite countertops
- Moen® pull out faucet
- Moen® garbage disposal
- Sterling undermount stainless steel sink
- Kitchen island waterfall
- Full height backsplash
- Quality crafted custom-designed full overlay cabinets with 42" uppers, hardware and soft close doors and drawers
- Small crown molding above kitchen cabinets
- Puck lights in the kitchen

### **Thoughtful Details**

- Uponor PEX® plumbing water lines
- Interior washer/dryer hook-up
- R-30 blown insulation in all attic spaces above living areas
- R-13 BATT insulation between interior wall and garage wall
- R-4.1 insulated exterior masonry walls
- Energy efficient central A/C and heating system
- Puck lights in great room and bedroom one

### **Bathroom Conveniences**

- Adult-height custom-designed full overlay cabinets with hardware and soft close doors and drawers
- 2CM quartz tops
- Daltile® 12" x 24" ceramic tile walls & 2" x 2" shower floor
- Free standing tub
- Full vanity mirrors
- Frameless panels in all showers
- Elongated commodes throughout
- Moen® bathroom faucets throughout
- Broan® exhaust fans

### **Technology Standard Features**

- Square D® surge protection on all major appliances
- Pre-wired for ceiling fans with switches in all bedrooms and great room
- BRK® electrical smoke detectors with battery back-up
- BRK® carbon monoxide detector
- Minimum 150-amp electrical panel with circuit breakers

### **Home Is® Connected**

- Qolysys IQ Panel II 7" HD Touchscreen with built-in 5MP camera
- ADC 750 WiFi video doorbell
- Z Wave™ Thermostat
- Z Wave™ Light Switch
- Z Wave™ Door Lock
- WiFi enabled garage door opener with two transmitters

### **D.R. Horton's Personal Touch**

- Personalized New Homeowner Orientation
- D.R. Horton 1-Year Warranty
- 10-Year RWC™ warranty to protect your investment
- 10-Year Carrier® limited warranty
- 3rd party home inspections





Classic



Coastal

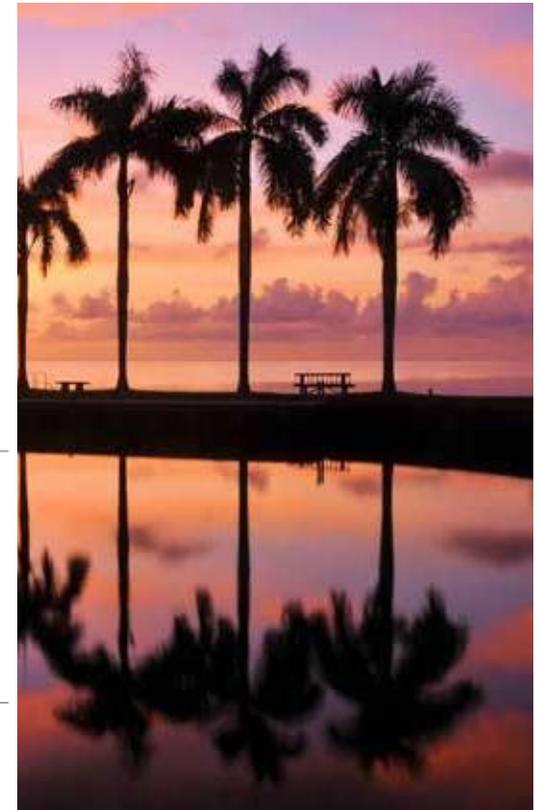
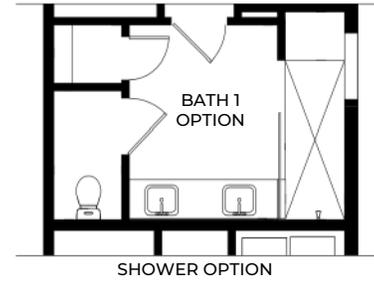
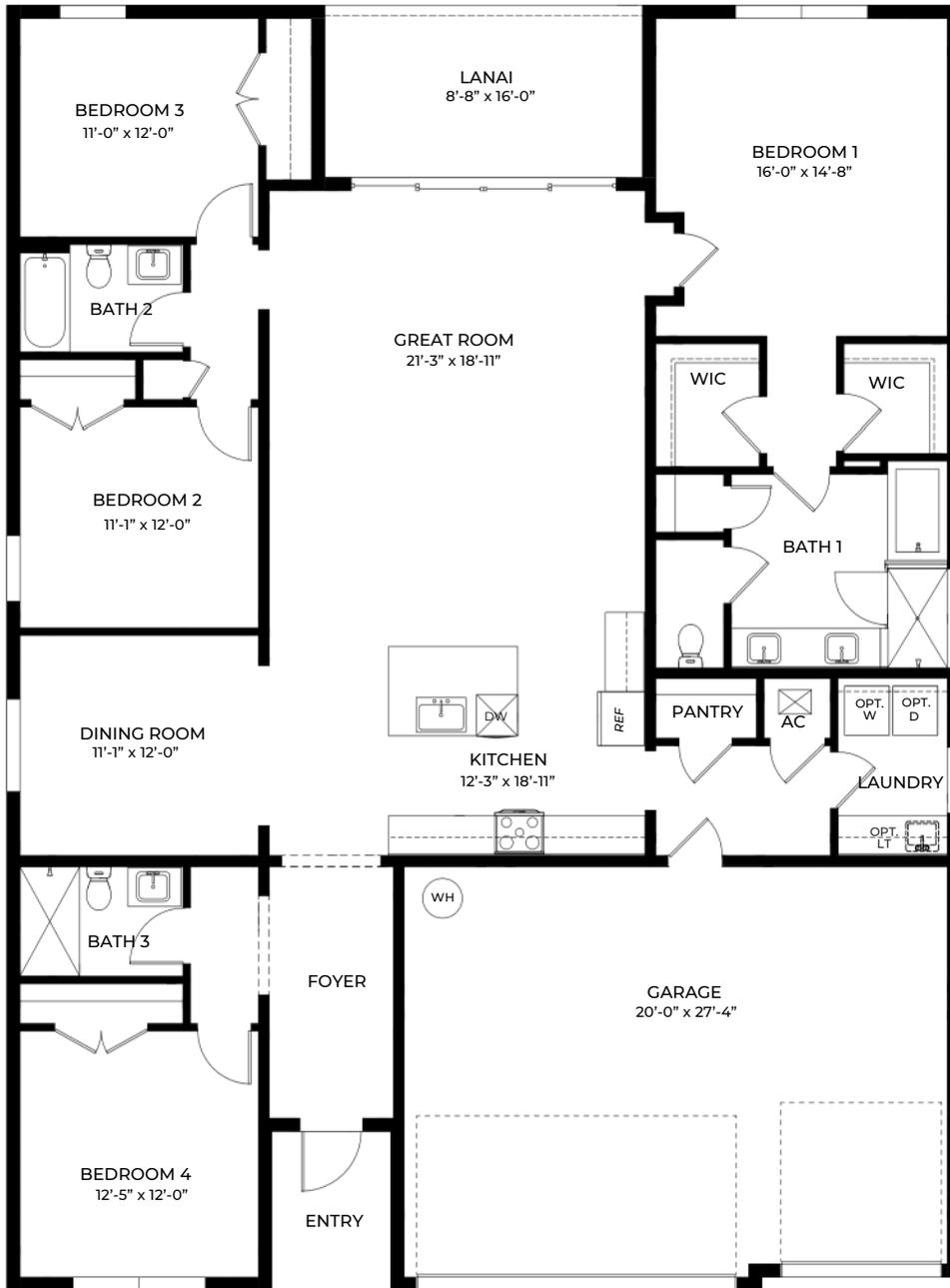
DESTIN



Contemporary



Modern



# DESTIN

4 Bedrooms  
 3 Bathrooms  
 3-Car Garage

Total A/C Sq. Ft.....	2,315
Entry.....	29
Lanai.....	150
3-Car Garage.....	594
<b>Total Sq. Ft.....</b>	<b>3,088</b>



Classic



Coastal

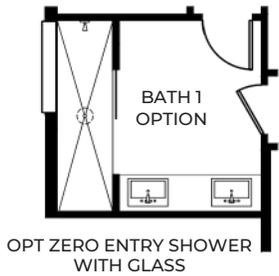
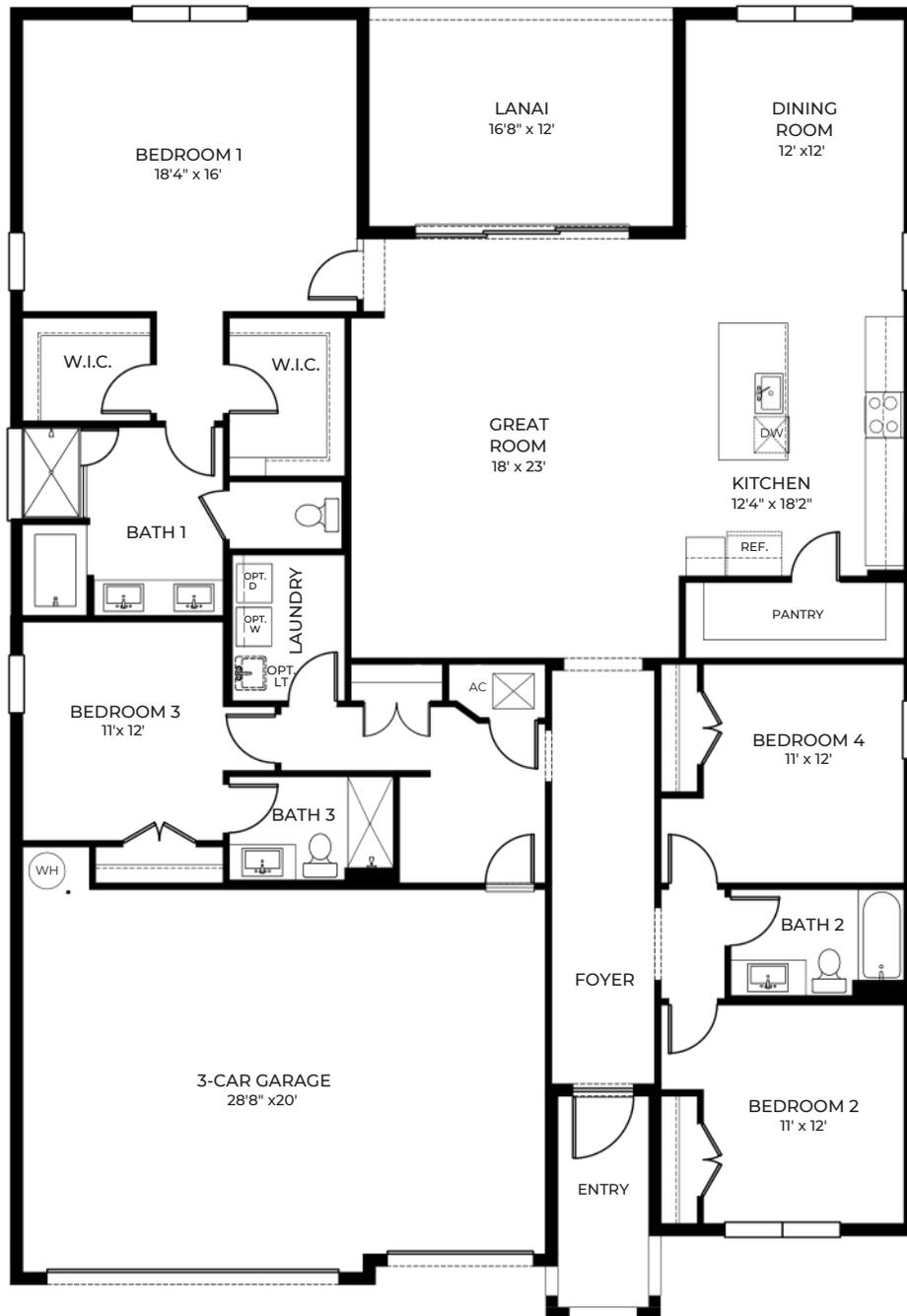
FRASER



Contemporary



Modern

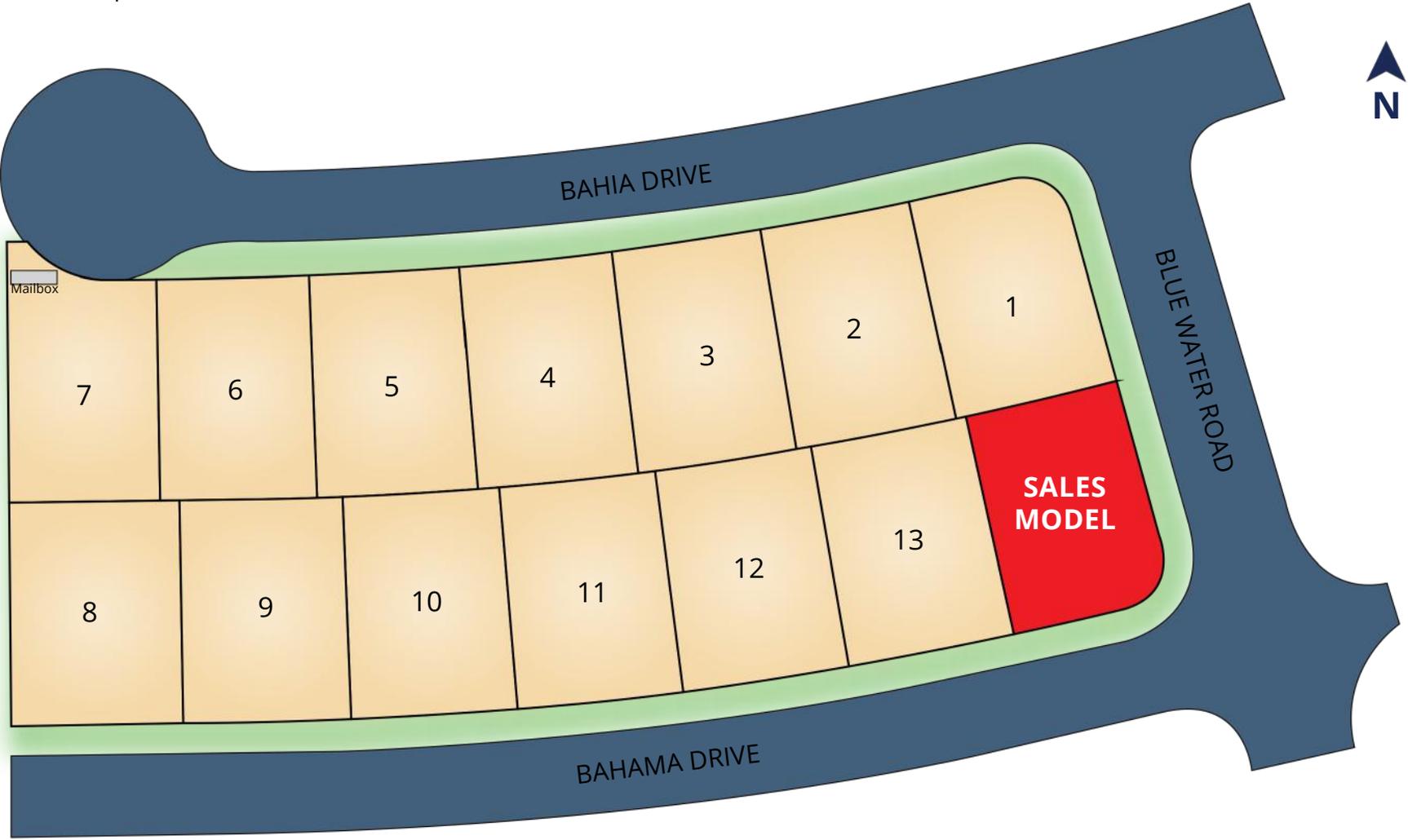


# FRASER

4 Bedrooms  
3 Bathrooms  
3-Car Garage

Total A/C Sq. Ft.....	2,533
Entry.....	60
Lanai.....	200
3-Car Garage.....	643
<b>Total Sq. Ft.....</b>	<b>3,436</b>

# COMMUNITY Siteplan



**10103 Bahama Drive, Cutler Bay, FL 33189**  
**Rafael Comas 305-778-7869**

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