

Luxury Features

Kenco Communities at Avenir

CORAL ISLES | LIMITED EDITION LIFESTYLE

- Private gated enclave
- Envera® gate access system
- Adjacent to Avenir Clubhouse
- 1/4 acre homesites or larger
- 80' wide x 140' deep
- Lakefront homesites available

KITCHEN FEATURES:

- A wide selection of Kitchen cabinets featuring 42" upper cabinets with crown molding
- Luxurious granite or quartz countertops in a variety of colors and edges
- Full tile backsplash
- Large breakfast/entertaining island
- Quality undermount stainless steel sink
- Stainless Delta pull down faucet with spray
- Insinkerator Badger 5 disposal with air switch on countertop

APPLIANCES:

- GE Monogram Stainless Steel Appliances:
 - Built in side-by-side refrigerator
 - Gas cooktop
 - Chimney exhaust hood above gas cooktop vented to exterior of home
 - Double wall oven
 - Under counter microwave
 - Dishwasher
- GE white front load washer and gas dryer & pedestals or Maytag top load washer and gas dryer

LUXURY MASTER BATHROOM FEATURES:

- Kohler undermount sinks
- Kohler comfort height commode
- Raised height vanities
- Granite or quartz countertops
- Granite or quartz backsplashes
- Vanity mirrors with cabinet molding surround
- Delta chrome 8" spread decorative fixture package
- Shower niche as seen in model
- Shower seat per floorplan
- Frameless shower enclosure
- Shower walls tiled to shower ceiling
- Linear shower floor drain
- Freestanding tub
- Large porcelain tile for floor and shower areas

POWDER ROOM:

- Decorative Delta faucet
- Kohler comfort height commode
- Undermount Kohler sink
- Granite or quartz countertops
- Granite or quartz backsplashes

SECONDARY BATHROOMS:

- Decorative Delta faucet
- Kohler comfort height commode
- Undermount Kohler sink
- Tub areas and shower walls tiled to ceiling
- Shower niche
- Granite or quartz countertops
- Granite or quartz backsplashes
- Mirrors and banjo vanity tops per floorplan

HOME COMFORT & ENERGY EFFICIENCY:

- Open cell spray foam insulation
- Tankless gas hot water heater and recirculating system
- Low E impact resistant windows and sliding glass doors in white or bronze frames
- Two or three energy efficient air conditioners per model
- Programmable advanced Wi-Fi integrated thermostats
- LED lights in recessed high hats
- Irrigation system with rain sensor

INTERIOR APPOINTMENTS:

- 12' ceilings in main living area
- 10' sliding glass doors
- Porcelain, ceramic or plank tile flooring in foyer, great room, kitchen, dining room, powder room, laundry room as per floorplan
- 8" baseboards and 4" casing around doors
- XX polished chrome hinges and hardware
- 8' solid core shaker style doors
- Master Bedroom tray ceiling per floorplan
- Smooth walls and ceilings
- Select one of available wall paint packages – one color throughout
- Premium carpet for all bedrooms, loft, den/office
- Staircase with handcrafted stain grade handrail and painted balusters, wood treads and painted risers
- Laundry room cabinet package of 42" upper and lower cabinets with laundry sink
- Granite or quartz countertops in laundry room
- Granite or quartz backsplashes in laundry room
- Interior Kwikset chrome door levers
- Gyp-Crete underlayment flooring on the second floor
- Linen closets in master bathroom/bedroom include wood ventilated shelving
- Secondary Bedroom closets include wood ventilated shelving

SECURITY AND SAFETY FEATURES:

- In-home alarm system with contacts on all operable windows and doors, system includes 3 keypads in predetermined locations
- Smoke detectors
- Video Doorbell
- Kwikset WiFi enabled Smart lock

EXTERIOR FEATURES:

- Architecturally designed exterior elevations available per floorplan
- Aluminum impact-resistant Low-E windows and sliding glass doors with bronze or white frames
- Concrete roof tile
- Decorative paver covered lanai, driveway, walkway and covered front entry
- Block construction for one story homes
- Block and wood construction for two story homes
- 8' garage doors with remote openers as per floorplan
- Designer coach lights located as per floorplan
- Sodded homesites with professionally designed landscape packages
- Rain gutters

ELECTRICAL SPECIFICATIONS:

- Recessed LED lighting package
- Ceiling fan outlets in all bedrooms, den/office, clubroom, loft, great room and covered lanai
- White Decora light switches and outlets
- Weatherproof GFI outlet at back covered lanai, garage and covered entry
- 300 AMP service
- RG6 cable TV outlet in great room, bedrooms, club room, and office/den
- Network switch with 2 WiFi access points
- Amazon Echo Dot
- CAT 5 phone and data ready
- LED fluorescent lights in garage, laundry room and walk-in closets

CORAL ISLES

THE ESTATE HOME COLLECTION AT AVENIR

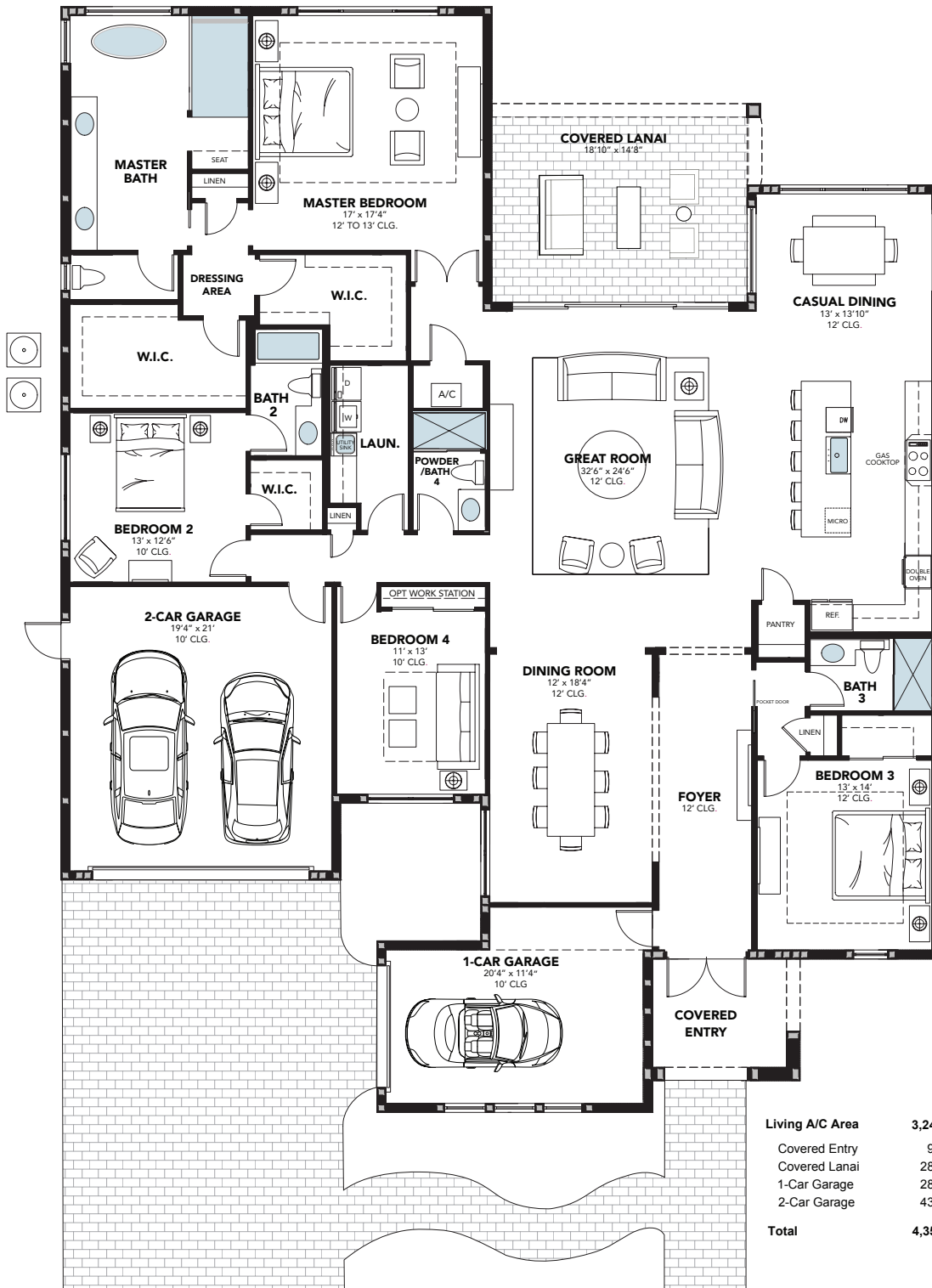
August, 2023

KENCO RESERVES THE RIGHT TO MAKE CHANGES TO THESE SPECIFICATIONS AND FEATURES WITHOUT PRIOR NOTICE. KENCO COMMUNITIES REALTY SALES ASSOCIATES ARE AVAILABLE TO PROVIDE MORE INFORMATION ON THE DETAILS OF THE FEATURES INCLUDED WITH OUR HOMES, AS WELL AS THE OPTIONS DISPLAYED IN THIS MODEL HOME. FEATURES AND SPECIFICATION MAY NOT ACCURATELY REPRESENT THE ACTUAL HOME OR MODEL HOME AS CONSTRUCTED, AND MAY CONTAIN OPTIONS WHICH ARE NOT STANDARD ON ALL MODELS. KENCO RESERVES THE RIGHT TO MAKE CHANGES TO THESE FLOOR PLANS, PRICES, SPECIFICATIONS, DIMENSIONS, DESIGNS AND ELEVATIONS WITHOUT PRIOR NOTICE.



The Antigua

4 BEDROOMS, 4 BATHS, 3-CAR GARAGE



CORAL ISLES

THE ESTATE HOME COLLECTION AT AVENIR



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5 BEDROOMS, 4.5 BATHS, 3-CAR GARAGE



THE ESTATE HOME COLLECTION AT AVENIR



The Barbados

4 BEDROOMS, 4 BATHS, 3-CAR GARAGE



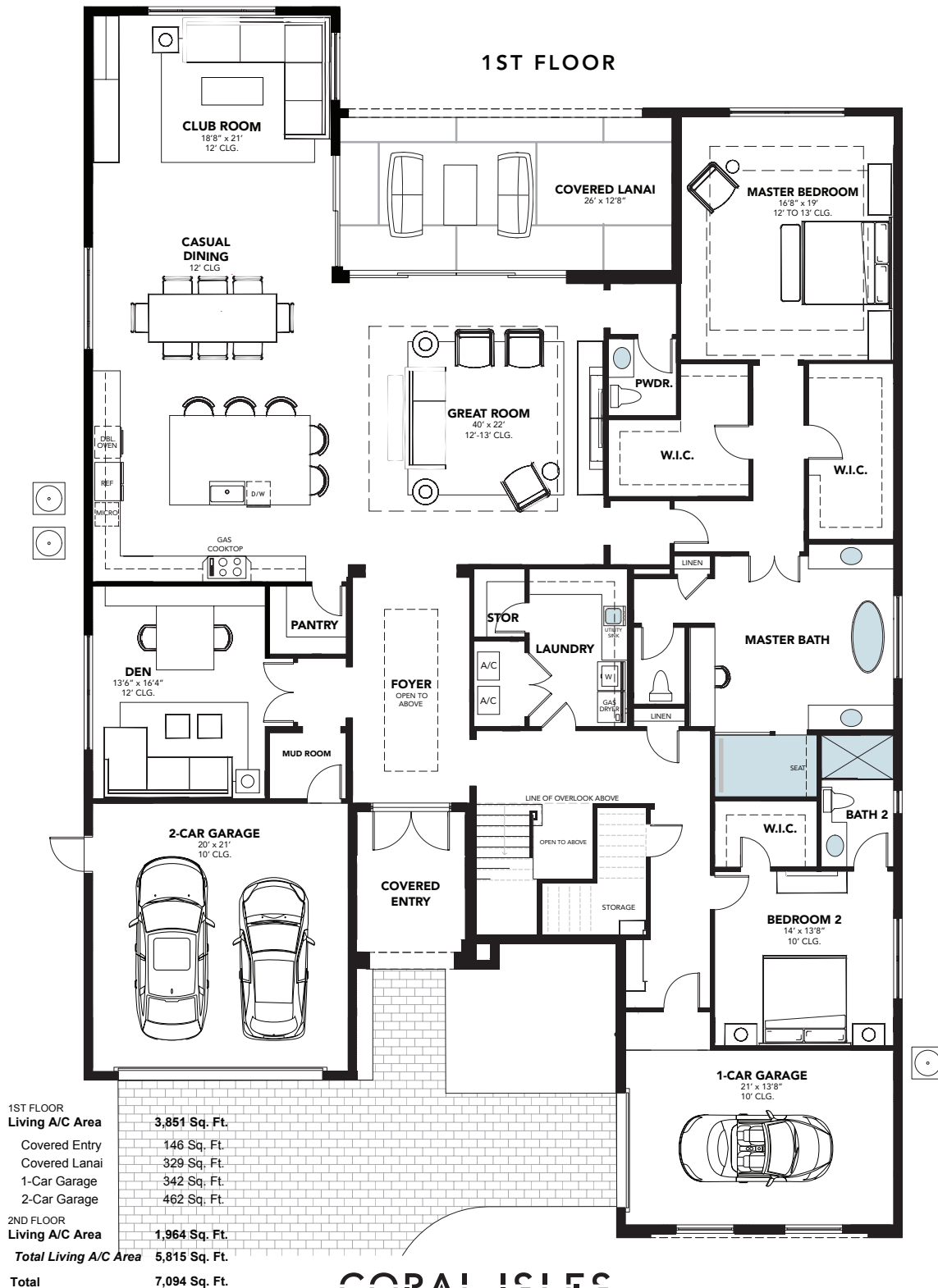
Living A/C Area	3,585 Sq. Ft.
Covered Entry	163 Sq. Ft.
Covered Lanai	360 Sq. Ft.
3-Car Garage	702 Sq. Ft.
Total	4,810 Sq. Ft.

CORAL ISLES

THE ESTATE HOME COLLECTION AT AVENIR

The Cozumel Grande

5 BEDROOMS, 5.5 BATHS, DEN, LOFT, 3-CAR GARAGE



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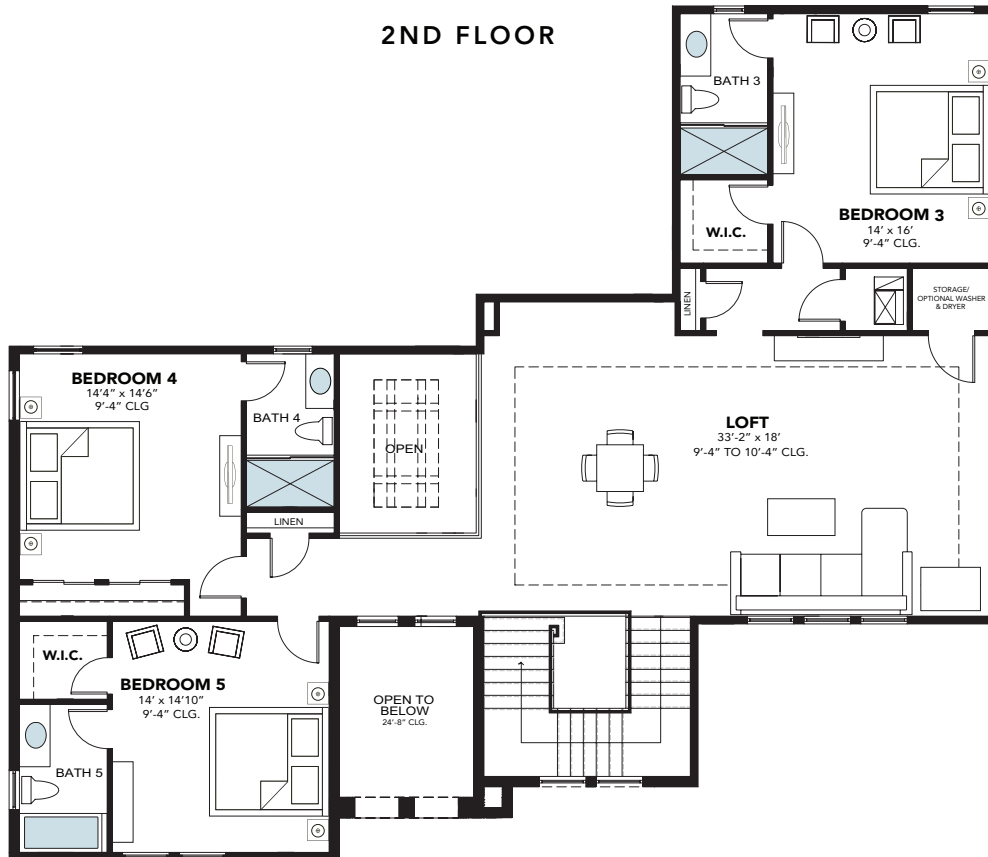
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The Cozumel Grande

5 BEDROOMS, 5.5 BATHS, DEN, LOFT, 3-CAR GARAGE

2ND FLOOR



1ST FLOOR

Living A/C Area	3,851 Sq. Ft.
Covered Entry	146 Sq. Ft.
Covered Lanai	329 Sq. Ft.
1-Car Garage	342 Sq. Ft.
2-Car Garage	462 Sq. Ft.

2ND FLOOR

Living A/C Area	1,964 Sq. Ft.
Total Living A/C Area	5,815 Sq. Ft.
Total	7,094 Sq. Ft.

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3 BEDROOMS, 3.5 BATHS, DEN, CLUB ROOM, 3-CAR GARAGE



The Dominica

5 BEDROOMS, 6.5 BATHS, LOFT, CLUB ROOM, 3-CAR GARAGE



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The Dominica

5 BEDROOMS, 6.5 BATHS, LOFT, CLUB ROOM, 3-CAR GARAGE

2ND FLOOR



1ST FLOOR	
Living A/C Area	3,748 Sq. Ft.
Covered Entry	145 Sq. Ft.
Covered Lanai	527 Sq. Ft.
1-Car Garage	288 Sq. Ft.
2-Car Garage	492 Sq. Ft.
2ND FLOOR	
Living A/C Area	1,574 Sq. Ft.
Total Living A/C Area	5,322 Sq. Ft.
Total	6,774 Sq. Ft.

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