

# Villa Minori

STANDARD QUALITY FEATURES

## EXTERIOR FEATURES

- Decorative pre-cast features at front entry and windows
- Andersen® Impact windows and doors
- Custom wood front entry door – impact rated
- Expansive rear lanai area
- Outdoor kitchen included
- Custom landscape plans
- Automatic irrigation system
- Three-car garage
- Interlocking driveway pavers and lanai pavers
- Sherwin-Williams Loxon exterior paint system

## INTERIOR FEATURES

- Spacious open family room
- Custom ceiling treatments and crown molding
- Granite/marble countertops throughout including laundry room
- Kohler plumbing fixtures
- Solid 8' raised panel interior doors
- Premium base, window and door casing
- Emtek lever hardware with choice of finishes
- Central vacuum system
- Security system with fire monitoring and smoke detectors
- Plush stain-resistant, wear-dated carpeting in bedrooms and halls
- Structured wiring for telephone and CATV
- Sound system pre-wires throughout
- Epoxy coated concrete garage floor

## MASTER SUITE FEATURES

- Custom vanities with granite countertops
- Full-width mirrored vanities
- Whirlpool tub with marble/granite surround
- Marble shower and flooring
- Custom shelving system in closets
- His-and-her walk-in closets

## GOURMET KITCHEN FEATURES

- Expanded kitchen and breakfast area
- Energy efficient Wolf/Bosch cooking and refrigeration systems
- Custom quality cabinetry
- Self-closing drawers on kitchen cabinetry
- 4cm Granite countertops with Ogee edges
- 2-compartment stainless steel sink

## ENERGY-EFFICIENT/GREEN BUILDING FEATURES

- Low E Anderson® windows and French doors
- Plaza or Window sliding glass doors
- 100-gallon quick-recovery, natural gas, hot water heater
- Whole house air filtration system
- "Fresh Effects" filtered makeup air system
- High-efficiency air-conditioning and heating systems
- Icynene spray foam ceiling insulation
- Quiet zone sound insulation at bedroom/living area walls
- Energy efficient appliances

## CONSTRUCTION FEATURES

- Reinforced concrete slabs with vapor barriers
- Soil treatment for termites
- Engineered roofs with hurricane clips and 140mph wind protection tie-downs per building codes

*Specifications are subject to change without notice.*



# *Villa Minori* Estate Home



## ABOUT THE BUILDER

A home that bears the name Michelangelo Homes carries with it a heritage of excellence, artistry, and ultimate distinction. When founder Herbert Baum started the company, he had a vision of creating a new home building experience that would contrast what was offered in the current high-end construction market.

Today, Michelangelo Homes continues to build by the highest standards. Starting with a masterfully planned home design, each Michelangelo home follows a strict construction process and timeline. A team of seasoned contractors oversees each project, an experienced purchasing department controls cost and quality, and a skilled management team supervises the site's activities. Award-winning interior designers add another dimension by personalizing the home space to the client's exact specifications.

Michelangelo Homes' mission is to make the building process a positive and rewarding experience for customers by providing them with the highest level of customer service and craftsmanship.

*Aviano* at The PENINSULA  
by MICHELANGELO HOMES

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