

Turnleaf

Outstanding Features

THOUGHTFULLY PLANNED INTERIORS AND EXTERIORS

- 8' Two Panel Interior Doors
- 5 1/4" Colonial Trim Baseboards
- 3 1/4" Colonial Trim Door Casing
- Interior Walls Drywall Texture - Orange Peel
- Interior Ceilings Drywall Texture - Knockdown
- Daltile® 18 x 18 Ceramic Tile Flooring Throughout 1st Floor
- Mohawk® Quality Stain Resistant Carpet with 6lb Carpet Pad on Stairs and 2nd Floor
- Designer Hardware Throughout
- Fully Irrigated Landscape Package with Floratam Sod

BUILDING INTEGRITY

- Architecturally Designed Exteriors with Coordinated Color Schemes
- Dimensional Asphalt Shingles
- Water Resistant Zip Board Exterior Sheathing
- Durable Masonry Concrete Block Construction - 1st Floor
- Visqueen Barrier Under All Concrete Floors and Garage
- Professionally Engineered Roof Trusses with Hurricane Straps for Added Protection
- Ventilated Aluminum Soffits and Fascia
- 8' Impact Fiberglass Insulated Masonite® Entry Door
- 8' Garage Door(s) with Wi-Fi Enabled Openers
- Bora-Care Termite Protection
- Gutters on Front and Side Elevations
- Enhanced Epoxy Garage Floor with Flakes
- Paver Driveway, Lead Walkway, Entry and Lanai
- Two Hose Bibs (per plan)

DREAM KITCHEN AND BATH

- Beautifully Crafted Masterbrand® 36" Upper Wood Cabinets
- Designer Stainless Steel GE® Appliances: Electric Range, Microwave, Energy Star® Rated Dishwasher, Side by Side Refrigerator
- Single Bowl Stainless Steel Undermount Kitchen Sink
- Moen® 1/2 hp Garbage Disposal with Countertop Air Switch
- Well-Appointed Moen® Kitchen and Bath Faucets
- 3cm Quartz Countertops in Kitchen and Baths with Matching 4" Backsplash
- Thoughtfully Raised Height Vanities in All Baths
- Ceramic Floor and Wall Tile in All Baths
- Frameless Shower Enclosure in Owner's Bath

ENERGY SAVING FEATURES

- Carrier® High Efficiency 15.2 SEER2 Heat Pump HVAC System
- Energy Saving Batt and Blown Insulation in Attic
- Insulated Exterior Framed Walls
- Air Barriers Installed for Energy Efficiency
- High Performance Low-E Impact Windows and Sliding Glass Doors
- LED Lighting Package
- Measurable HERS Rating in Each Home
- Comfort-Height Elongated Toilets
- Smart Controlled Wi-Fi Enabled Thermostat

ELECTRICAL WIRING AND FIXTURES

- Front Door Video Doorbell
- Ceiling Fan Pre Wires in All Bedrooms and Family Room
- Rocker Style Light Switches
- Decorative Exterior Coach Lights (per plan)
- Two RGB-6 Cable TV Outlets (per plan)
- High Performance CAT-6 Cable TV Data Outlet (per plan)
- Hard Wired Smoke and CO² Detectors with Battery Back-Up
- Low Voltage Intelligent Home System Panel

PEACE OF MIND BUILDER PROGRAM

- 7 Year Transferable Structural Warranty
- Home Builder's Limited Warranty and Manufacturer's Warranty
- New Home Orientation Prior to Closing
- Homeowner Service 120 Days After Closing

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M/I Homes builds quality homes in Austin, TX; Charlotte, NC; Chicago, IL; Cincinnati, OH; Columbus, OH; Dallas/Fort Worth, TX; Detroit, MI; Ft. Myers/Naples, FL; Houston, TX; Indianapolis, IN; Minneapolis/St. Paul, MN; Nashville, TN; Orlando, FL; Raleigh, NC; San Antonio, TX; Sarasota, FL; and Tampa, FL. Pricing, floorplans, included features, specifications, and availability are subject to change without notice. Included and/or standard features may vary depending on community and floorplan. This is a marketing piece and may not reflect the most current included features in the home. The buyer must refer to the included feature pages of the contract for home specifics included in the purchase. This is not part of a legal contract. Special wall, window, flooring treatments, landscaping, and other items features in and around the model home are decorator features and are not included in the price. All community and area information is deemed reliable, but it not guaranteed. See New Home Consultant for details.



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Elegant Essentials

THOUGHTFULLY PLANNED INTERIORS AND EXTERIORS

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- 5 1/4" Colonial Trim Baseboards
- 3 1/4" Colonial Trim Door Casing
- Interior Walls Drywall Texture - Orange Peel
- Interior Ceilings Drywall Texture - Knockdown
- **Daltile® Upgraded 12 x 24 Ceramic Tile Flooring Throughout 1st Floor**
- Mohawk® Quality Stain Resistant Carpet with 6lb Carpet Pad Stairs and 2nd Floor
- Designer Hardware Throughout
- Fully Irrigated Landscape Package with Floratam Sod

BUILDING INTEGRITY

- Architecturally Designed Exteriors with Coordinated Color Schemes
- Dimensional Asphalt Shingles
- Water Resistant Zip Board Exterior Sheathing
- Durable Masonry Concrete Block Construction - 1st Floor
- Visqueen Barrier Under All Concrete Floors and Garage
- Professionally Engineered Roof Trusses with Hurricane Straps for Added Protection
- Ventilated Aluminum Soffits and Fascia
- 8' Impact Fiberglass Insulated Masonite® Entry Door
- 8' Garage Door(s) with Wi-Fi Enabled Openers
- Bora-Care Termite Protection
- Gutters on Front and Side Elevations
- Enhanced Epoxy Garage Floor with Flakes
- Paver Driveway, Lead Walkway, Entry and Lanai
- Two Hose Bibs (per plan)

DREAM KITCHEN AND BATH

- **Beautifully Crafted Masterbrand® 42" Upper Wood Cabinets**
- **Soft-Close Cabinet Doors and Drawers**
- **Upgraded Designer Stainless Steel GE® Appliances: Electric Range, Microwave, Energy Star® Rated Dishwasher, Side by Side Refrigerator**
- Single Bowl Stainless Steel Undermount Kitchen Sink
- Moen® 1/2 hp Garbage Disposal with Countertop Air Switch
- Well-Appointed Moen® Kitchen and Bath Faucets
- 3cm Quartz Countertops in Kitchen and Baths with Matching 4" Backsplash
- Thoughtfully Raised Height Vanities in All Baths
- **Designer 12 x 12 Ceramic Tile Walls in Owners Bath and 4 x 16 Horizontal Staggered Tile in Guest Bath**
- Frameless Shower Enclosure in Owner's Bath

ENERGY SAVING FEATURES

- Carrier® High Efficiency 15.2 SEER2 Heat Pump HVAC System
- Energy Saving Batt and Blown Insulation in Attic
- Insulated Exterior Framed Walls
- Air Barriers Installed for Energy Efficiency
- High Performance Low-E Impact Windows and Sliding Glass Doors
- LED Lighting Package
- Measurable HERS Rating in Each Home
- Comfort-Height Elongated Toilets
- Smart Controlled Wi-Fi Enabled Thermostat

ELECTRICAL WIRING AND FIXTURES

- Front Door Video Doorbell
- Ceiling Fan Pre Wires in All Bedrooms and Family Room
- Rocker Style Light Switches
- Decorative Exterior Coach Lights (per plan)
- Two RGB-6 Cable TV Outlets (per plan)
- High Performance CAT-6 Cable TV Data Outlet (per plan)
- Hard Wired Smoke and CO² Detectors with Battery Back-Up
- Low Voltage Intelligent Home System Panel

PEACE OF MIND BUILDER PROGRAM

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Signature Series

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- 3 1/4" Colonial Trim Door Casing
- Interior Walls Drywall Texture - Orange Peel
- Interior Ceilings Drywall Texture - Knockdown
- **Beautifully Upgraded Flooring Featuring 12 x 24 Ceramic Tile or RevWood Throughout 1st Floor**
- Mohawk® Quality Stain Resistant Carpet with 6lb Carpet Pad - Stairs and 2nd Floor
- **Upgraded Modern Door Hardware Throughout Home**
- Fully Irrigated Landscape Package with Floratam Sod

BUILDING INTEGRITY

- Architecturally Designed Exteriors with Coordinated Color Schemes
- Dimensional Asphalt Shingles
- Water Resistant Zip Board Exterior Sheathing
- Durable Masonry Concrete Block Construction - 1st Floor
- Visqueen Barrier Under All Concrete Floors and Garage
- Professionally Engineered Roof Trusses with Hurricane Straps for Added Protection
- Ventilated Aluminum Soffits and Fascia
- 8' Impact Fiberglass Insulated Masonite® Entry Door
- 8' Garage Door(s) with Wi-Fi Enabled Openers
- Bora-Care Termite Protection
- Gutters on Front and Side Elevations
- Enhanced Epoxy Garage Floor with Flakes
- Paver Driveway, Lead Walkway, Entry and Lanai
- Two Hose Bibs (per plan)

DREAM KITCHEN AND BATH

- **Beautifully Crafted Masterbrand® 42" Upper Wood Cabinets**
- **Soft-Close Cabinet Doors and Drawers**
- **Gourmet Kitchen Stainless Steel GE® Appliances: Electric 36" Cooktop, Double Oven, Designer Hood, Counter Depth French Door Refrigerator and Energy Star® Rated Dishwasher**
- Single Bowl Stainless Steel Undermount Kitchen Sink
- Moen® 1/3 hp Garbage Disposal with Countertop Air Switch
- **Upgraded Moen® Fixtures Throughout Home**
- **Upgraded Designer 3cm Quartz Countertops in Kitchen and Baths with Matching 4" Backsplash**
- Thoughtfully Raised Height Vanities in All Baths
- **Designer 12 x 24 Vertical Ceramic Tile Walls in Owner's Bath and 4 x 16 Tile in Guest Bath**
- Frameless Shower Enclosure in Owner's Bath

ENERGY SAVING FEATURES

- Carrier® High Efficiency 15.2 SEER2 Heat Pump HVAC System
- Energy Saving Batt and Blown Insulation in Attic
- Insulated Exterior Framed Walls
- Air Barriers Installed for Energy Efficiency
- High Performance Low-E Impact Windows and Sliding Glass Doors
- LED Lighting Package
- Measurable HERS Rating in Each Home
- Comfort-Height Elongated Toilets
- Smart Controlled Wi-Fi Enabled Thermostat

ELECTRICAL WIRING AND FIXTURES

- Front Door Video Doorbell
- Ceiling Fan Pre Wires in All Bedrooms and Family Room
- Rocker Style Light Switches
- Decorative Exterior Coach Lights (per plan)
- Two RGB-6 Cable TV Outlets (per plan)
- High Performance CAT-6 Cable TV Data Outlet (per plan)
- Hard Wired Smoke and CO² Detectors with Battery Back-Up
- Low Voltage Intelligent Home System Panel

PEACE OF MIND BUILDER PROGRAM

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Luxe Looks

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- Mohawk® Quality Stain Resistant Carpet with 6lb Carpet Pad - Stairs and 2nd Floor
- **Sleek Modern Door Hardware Throughout Home**
- **Front Door Keypad**
- Fully Irrigated Landscape Package with Floratam Sod

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- 8' Garage Door(s) with Wi-Fi Enabled Openers
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- Single Bowl Stainless Steel Undermount Sink
- Moen® 1/2 hp Garbage Disposal with Countertop Air Switch
- **Upgraded Moen® Plumbing Fixtures Throughout Home**
- **Upgraded Designer 3cm Quartz Countertops in Kitchen and Baths with Matching 4" Backsplash**
- Thoughtfully Raised Height Vanities in All Baths
- **Designer 4 x 16 Ceramic Tile Walls in Owner's Bath and 12 x 24 Tile in Guest Bath**
- Frameless Shower Enclosure in Owner's Bath

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