Edgewater Shores and Edgewater at Babcock Ranch Community Brochure





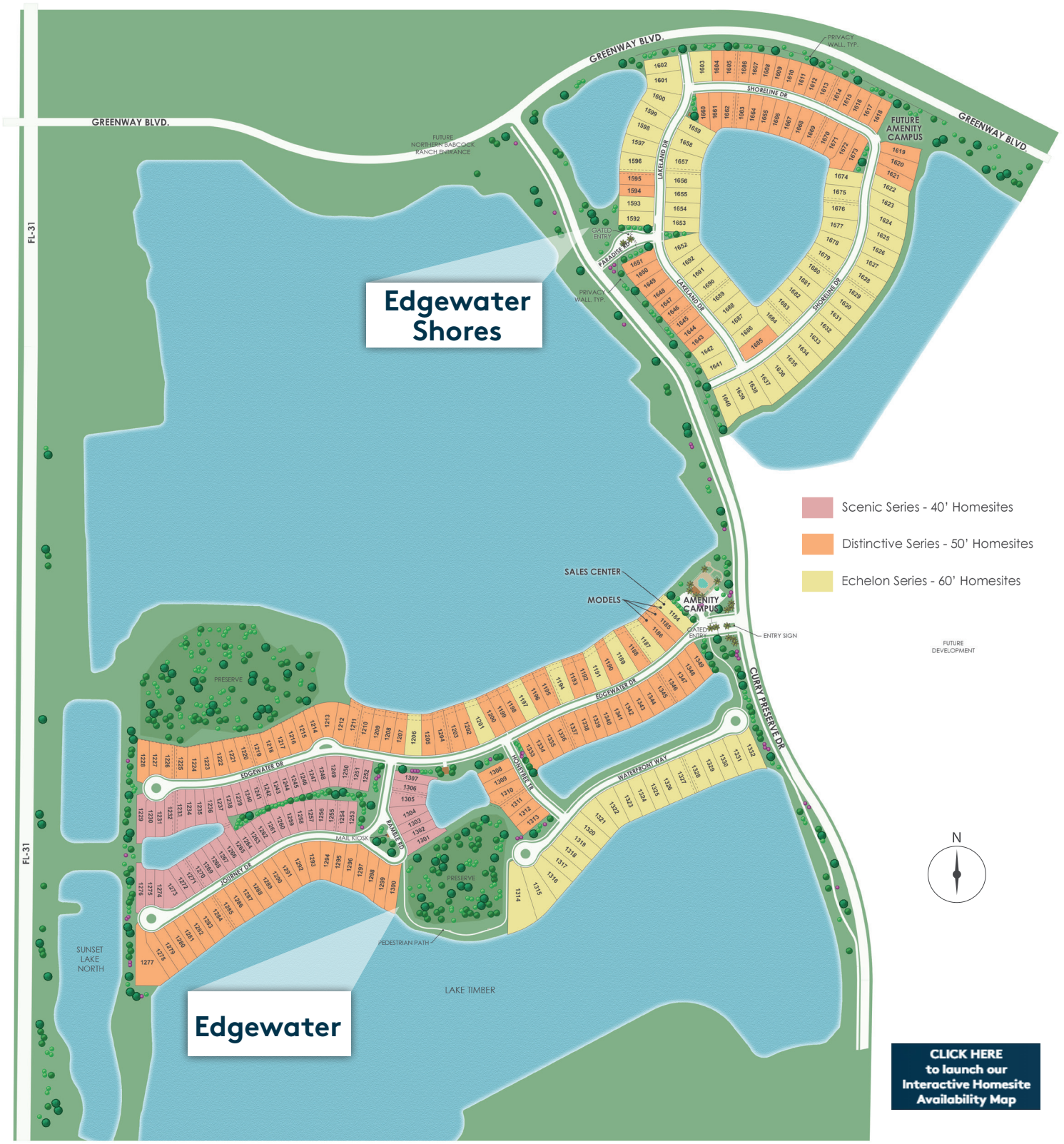




Pulte™ HOMES

More Life Built In®

COMMUNITY MAP



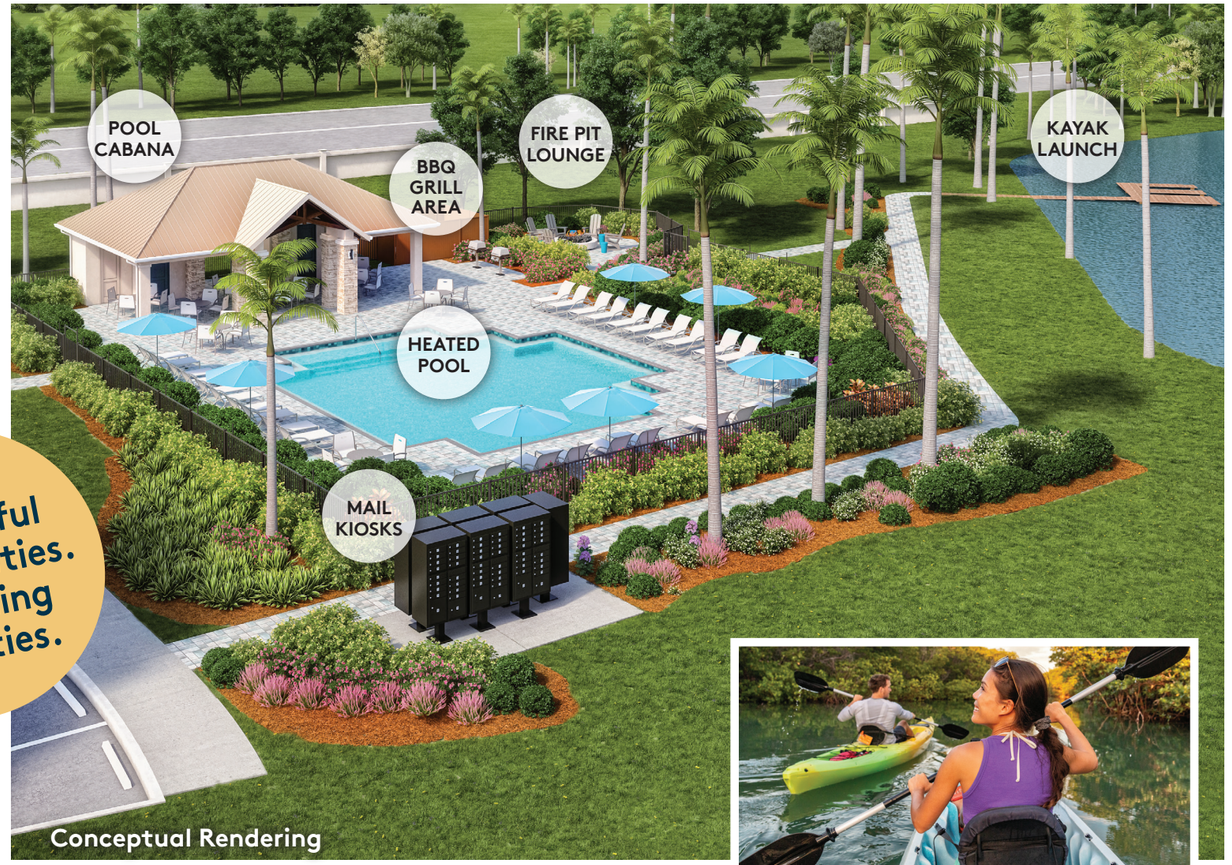

GREENWAY BLVD.
PRIVACY WALL TYP.
GREENWAY BLVD.
FUTURE NORTHERN TABOOK RANCH ENTRANCE
SHORELINE DR
FUTURE AMENITY CAMPUS
LAKELAND DR
GATED ENTRY
PARADISE WAY
LAKELAND DR
SHORELINE DR
PRIVACY WALL TYP.
Edgewater Shores
Distinctive Series - 50' Homesites
Echelon Series - 60' Homesites
CLICK HERE to launch our Interactive Homesite Availability Map


Scenic Series - 40' Homesites
Distinctive Series - 50' Homesites
Echelon Series - 60' Homesites
SALES CENTER
MODELS
AMENITY CAMPUS
GATED ENTRY
ENTRY SIGN
FUTURE DEVELOPMENT
CURRY PRESERVE DR
EDGEWATER DR
WATERFRONT WAY
JOURNEY LN
RAMBLE LN
MAIL KIOSK
JOURNEY DR
PRESERVE
PEDESTRIAN PATH
LAKE TIMBER
SUNSET LAKE NORTH
FL-31
N
Edgewater
CLICK HERE to launch our Interactive Homesite Availability Map

COMMUNITY AMENITIES



2 Beautiful Communities. 2 Stunning Amenities.



Conceptual Rendering

EDGEWATER AMENITIES

Everyday living for Edgewater residents will be effortless and fun, with private neighborhood amenities including a heated pool, pool cabana and fire pit lounge area, and unique connectivity with nature through interconnected walking trails. Plus, with it's ideal location within Babcock Ranch, you'll have it all in just a short walk or bike ride to downtown Founder's Square.





EDGEWATER SHORES AMENITIES

Aptly named for its location on the shore of Lake Babcock overlooking the 300+ acre lake, Edgewater Shores is the perfect place to call home. Residents of Edgewater Shores will enjoy the private amenity campus featuring a heated resort-style pool, pool cabana, fire pit seating area, BBQ grills and a kayak launch.





SCENIC SERIES

COMPASS

1,471 – 1,618 A/C Sq. Ft.

2 – 3 Bedrooms | 2 Baths



Elevation FM1



Elevation FM1 with Stone



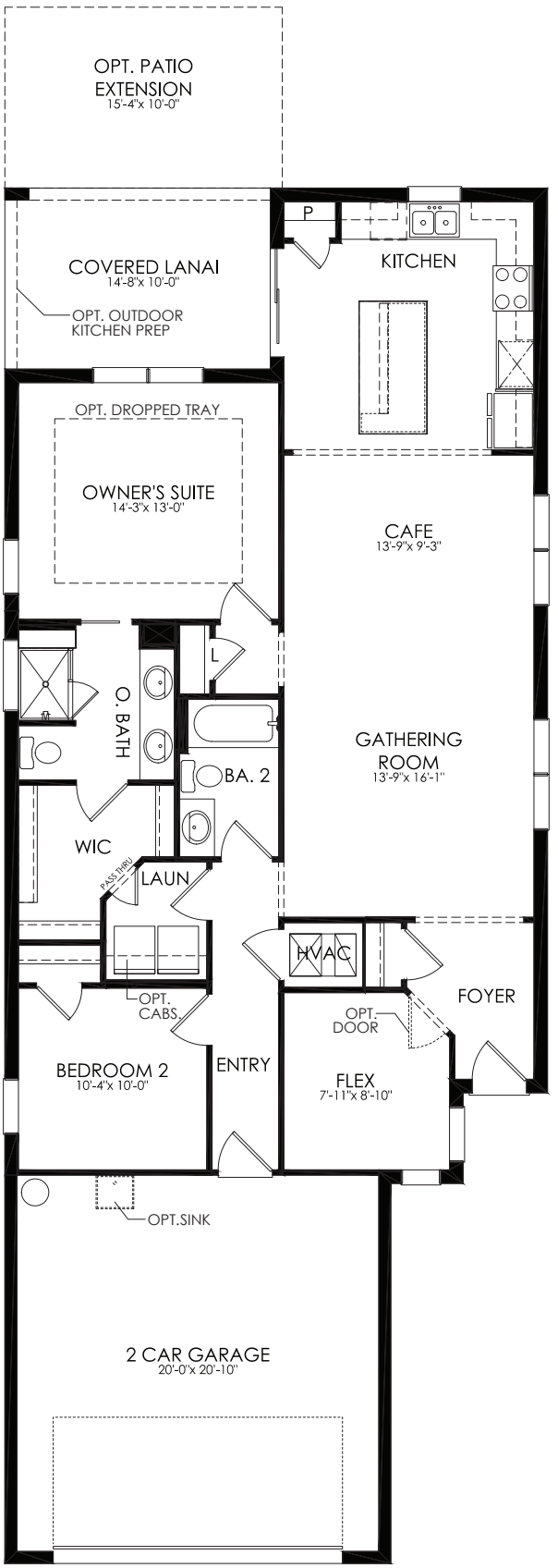
Elevation C1



Elevation C1 with Stone

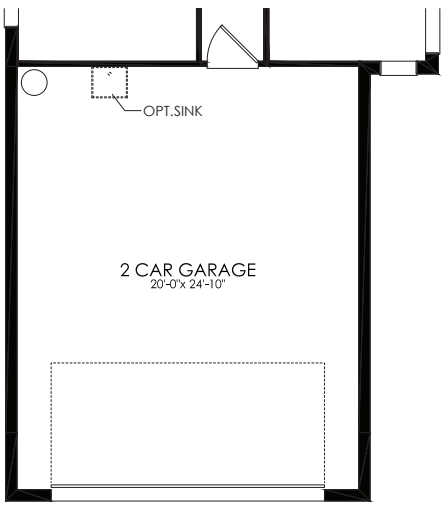


Elevation C3

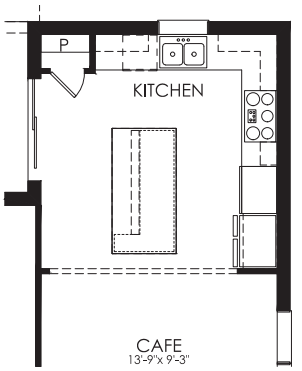


*Elevation FM1A shown. Room dimensions, square footage and window sizes and locations may vary based on elevation selection.

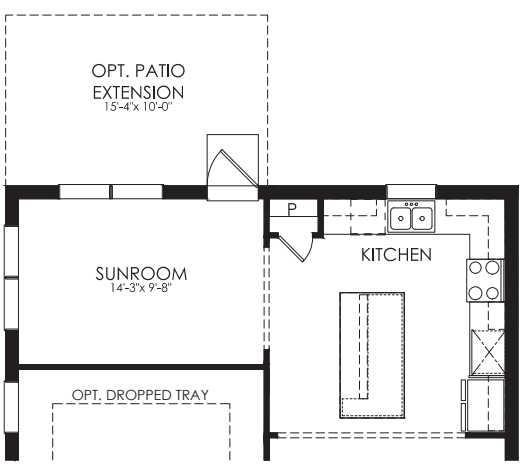
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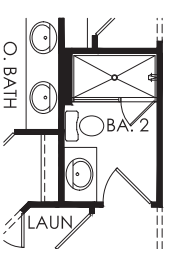
4' Garage Extension



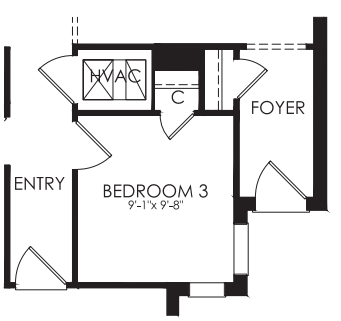
Kitchen with Built-Ins



Sunroom
Adds 147 SF



Shower @ Bath 2



Bedroom 3 ILO Flex

SCENIC SERIES

CONTOUR

1,405 – 1,561 A/C Sq. Ft.

2 Bedrooms | 2 Baths



Elevation FM1



Elevation FM1 with Stone



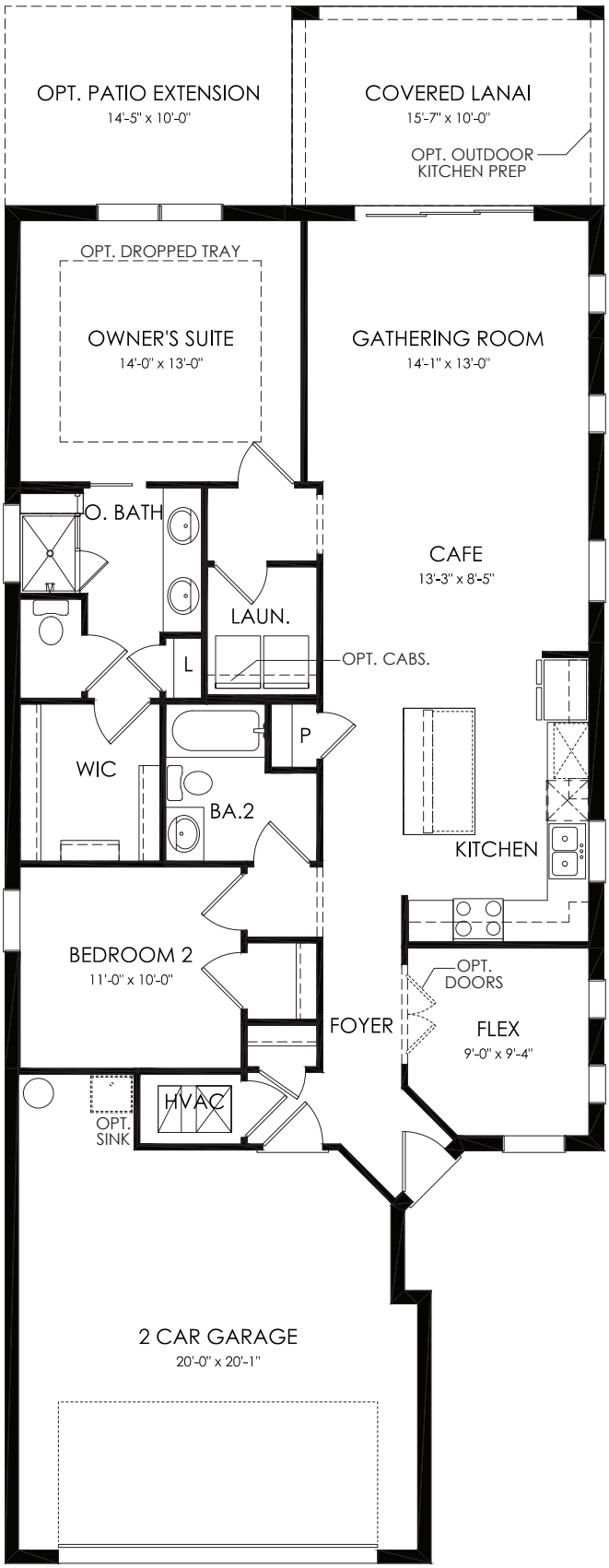
Elevation C1



Elevation C1 with Stone

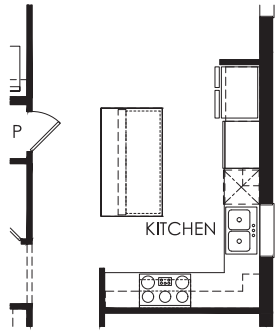


Elevation C3

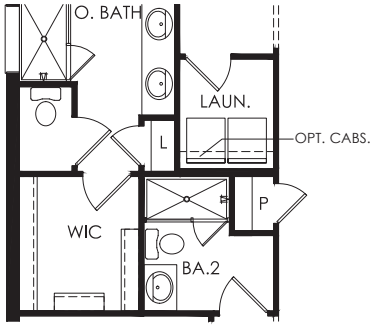


*Elevation FM1A shown. Room dimensions, square footage and window sizes and locations may vary based on elevation selection.

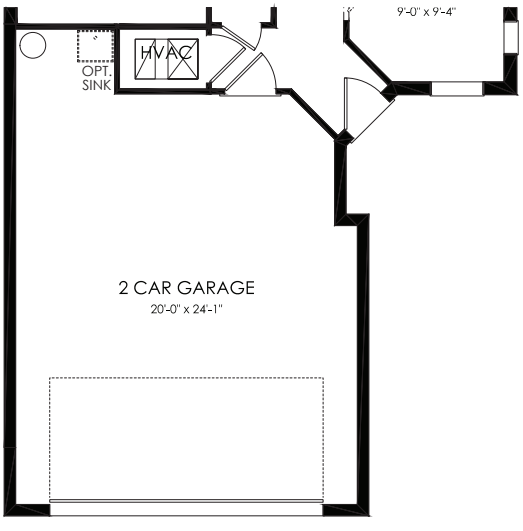
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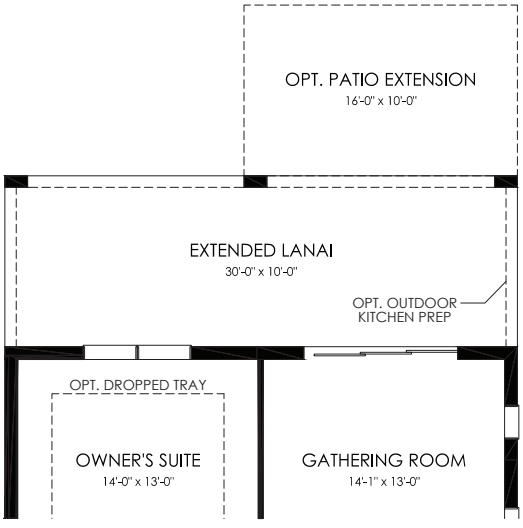
Kitchen with Built-Ins



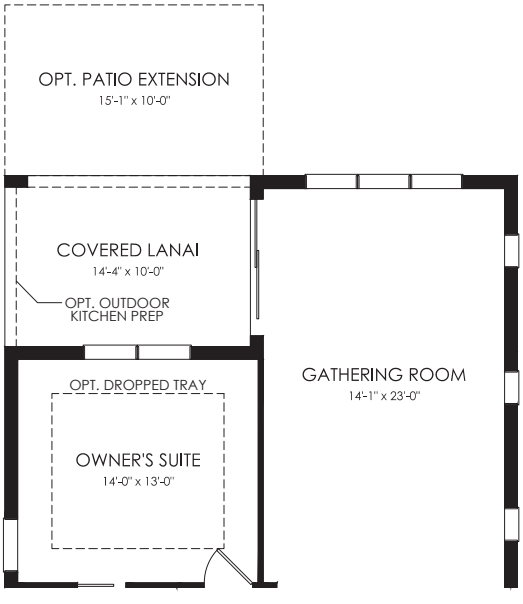
Shower @ Bath 2



4' Garage Extension



Covered Lanai Extension



Gathering Room Extension

Adds 156 SF

SCENIC SERIES

HALLMARK

1,655 – 1,802 A/C Sq. Ft.
2 – 3 Bedrooms | 2 Baths



Elevation FM1



Elevation FM1 with Stone



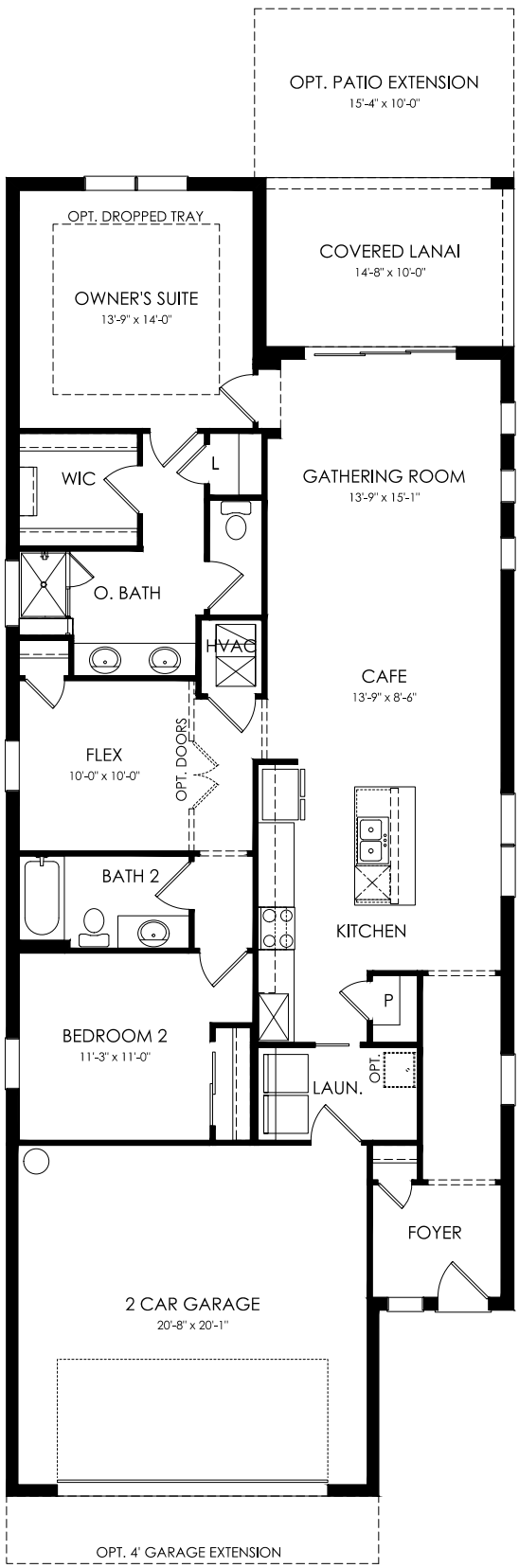
Elevation C1



Elevation C1 with Stone



Elevation C3

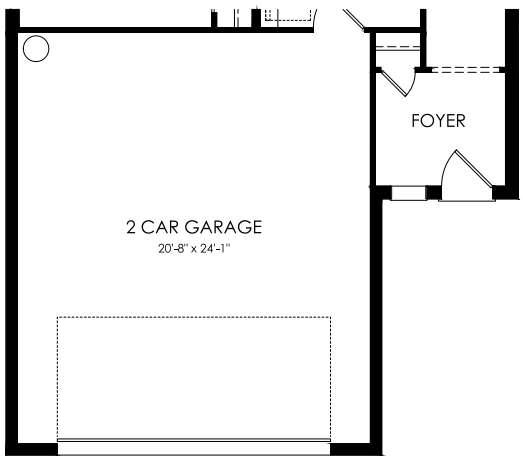


*Elevation FM1A shown. Room dimensions, square footage and window sizes and locations may vary based on elevation selection.

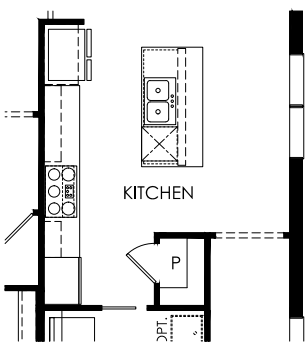
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STRUCTURAL OPTIONS

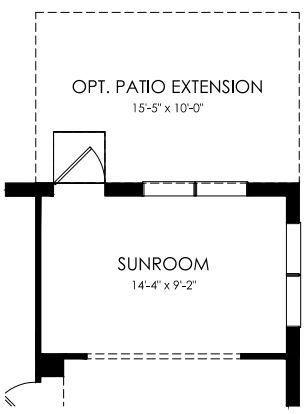
HALLMARK



Opt. 4' Garage Extension

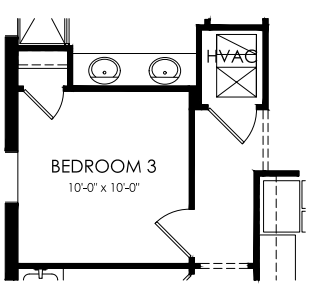


Kitchen Layout 4

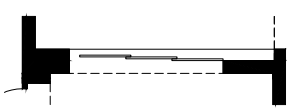


Sunroom

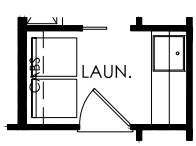
Adds 147 SF



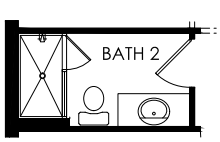
Bedroom 3



Pocket SGD at Gathering Room



Laundry Upgrade



Shower @ Bath 2

INCLUDED FEATURES
Edgewater at Babcock Ranch – Scenic Series

CUSTOM INTERIOR FEATURES:
- Tile floors in foyer, gathering room, kitchen, cafe, baths, and laundry
- Decorative baseboard trim
- Upgraded raised-panel interior doors
- Walk-in owner's closet
- Decorative chrome door hardware

EXTERIOR FEATURES:
- Shingle roof
- Whole house gutters
- Easy to maintain decorative stucco exterior
- Ventilated aluminum soffits
- High-grade Sherwin-Williams latex paint
- Decorative brick paver driveway
- Large, private screened lanai
- Galvanized steel hurricane shutters
- Professionally landscaped home site with full sod coverage and automatic sprinkler system
- "Tubes in the Wall" pest defense system

KITCHEN FEATURES:
- Wood kitchen cabinets with 36" upper wall cabinets
- Granite countertops
- Stainless Steel Whirlpool® refrigerator
- Stainless Steel Whirlpool® microwave
- Stainless Steel Whirlpool® multiple-cycle dishwasher
- Stainless Steel Whirlpool® gas range with oven
- Stainless Steel kitchen sink with electric garbage disposal
- Moen® faucet with pullout sprayer

BATHROOM FEATURES:
- Owner's Bath features recessed shower with white wall tile, glass enclosure and granite countertops
- Wood bath cabinets
- Secondary baths feature Corian® countertops and tub with Vikrell® surround
- Decorative Moen® faucet
- Comfort Heights Commodes with soft close lid

QUALITY CONSTRUCTION FEATURES:
- Steel-reinforced concrete block construction
- Professionally engineered roof trusses with hurricane tie-downs for wind protection

ENERGY SAVINGS AND ELECTRICAL FEATURES:
- Smart Home prewire:
  - Wiring enclosure
  - Wireless access point wiring
  - Hardwired locations, per plan
  - CAT 6 wiring
- Ceiling fan prewires (per plan)
- Decora rocker switches
- LED downlighting
- Smoke detectors/carbon monoxide detectors
- R-30 ceiling insulation
- Automatic garage door opener with remote controls
- Insulated fiberglass entry door
- Compact fluorescent exterior lighting
- Exterior waterproof electrical outlets
- Lennox® central air conditioning and heating system with programmable thermostat
- Double-pane, insulated, Low-E (high efficiency) screened windows
- Energy-efficient water heater
- Whirlpool® Washer & Dryer

EVERY SERVICE UNDER ONE ROOF:
At Edgewater, we make getting into your new home simple and worry-free. Everything you need to purchase your new home under one roof.
- **MORTGAGE**
  With access to a broad menu of loan programs, the professionals at our partner Pulte Mortgage will find the right plan for you.
- **TITLE**
  Our partners at PGP Title work closely with Pulte Mortgage to ensure your closing is a seamless transaction.
- **WARRANTY**
  Our experienced warranty team is ready to help you with any service needs once you move in.

Included features to change without notice. ©2019 Pulte Home Corporation. CBC057850. Rev. 06/21

DISTINCTIVE SERIES

MAINSTAY

1,948 – 2,996 A/C Sq. Ft.
0 – 0 Bedrooms | 0 – 0 Baths



Elevation FM1



Elevation FM1 with Stone



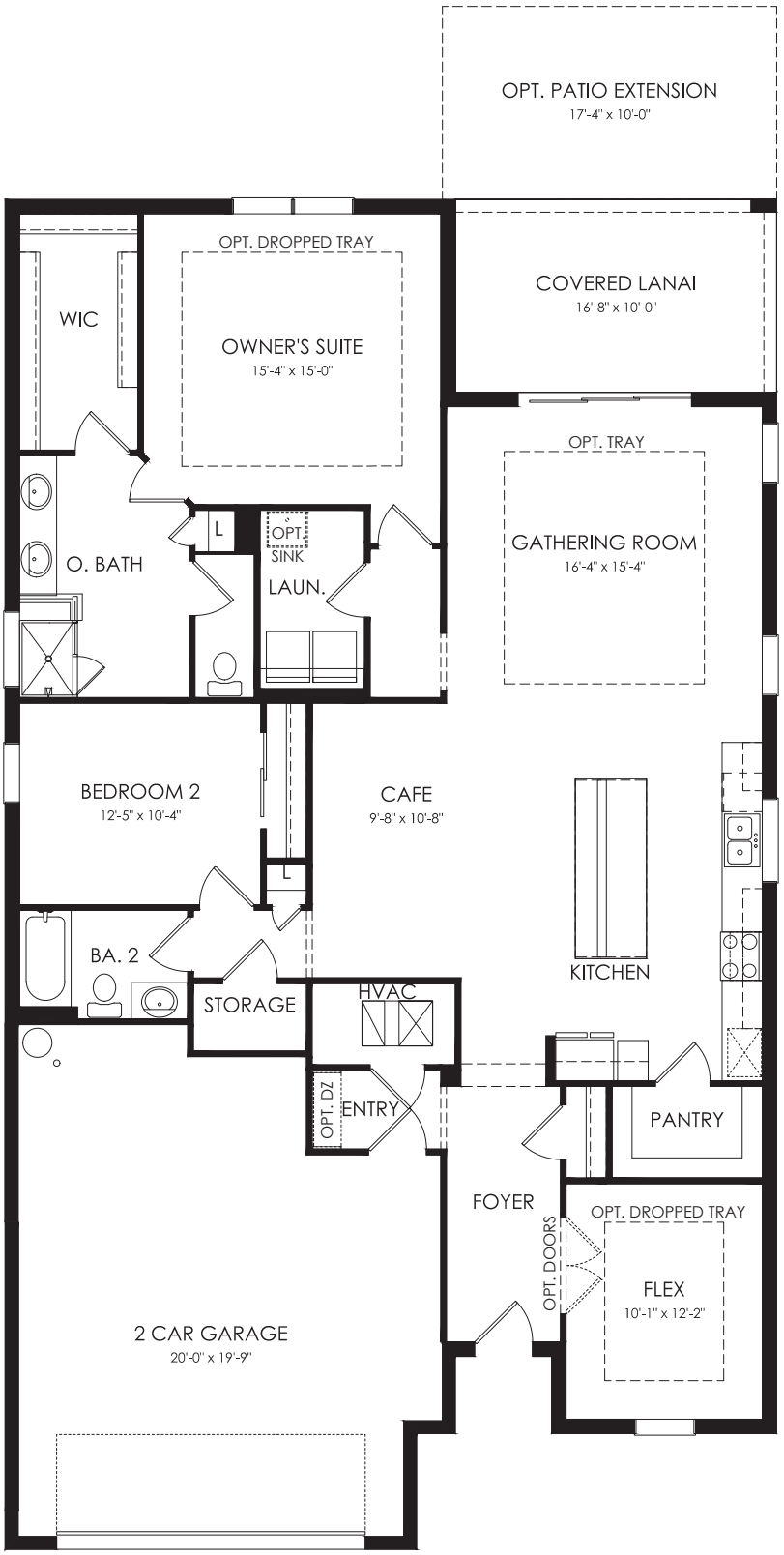
Elevation C1



Elevation C1 with Stone



Elevation C3

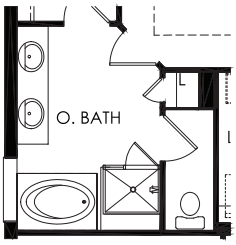


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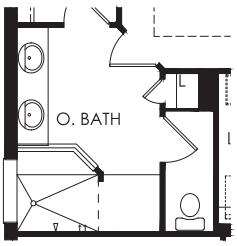
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STRUCTURAL OPTIONS

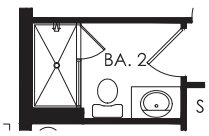
MAINSTAY



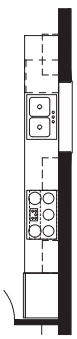
Owner's Bath 3



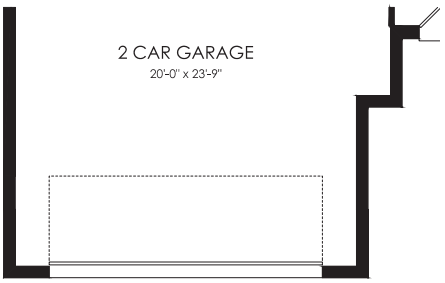
Owner's Bath 4



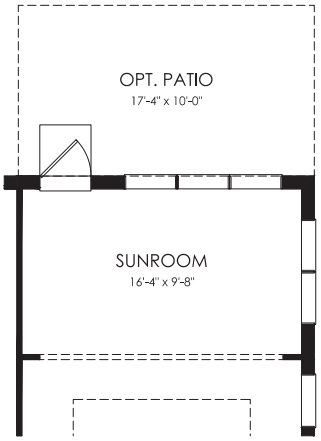
Shower @ Bath 2



Kitchen 4 Layout



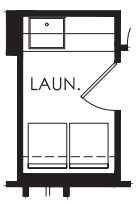
4' Garage Extension



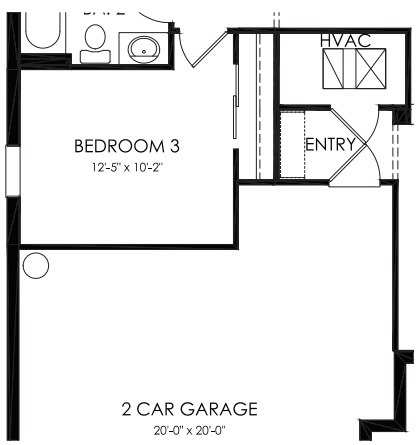
Sunroom
Adds 167 SF



Pocket SGD

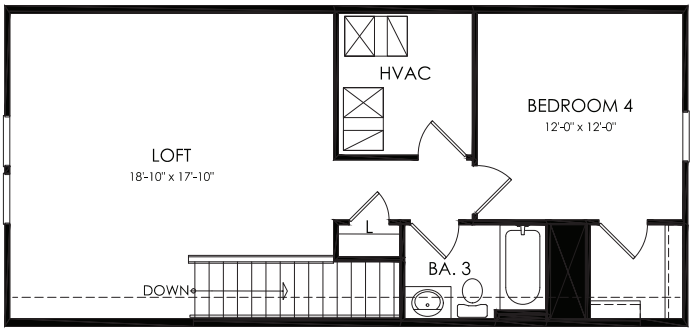


Laundry Upgrade



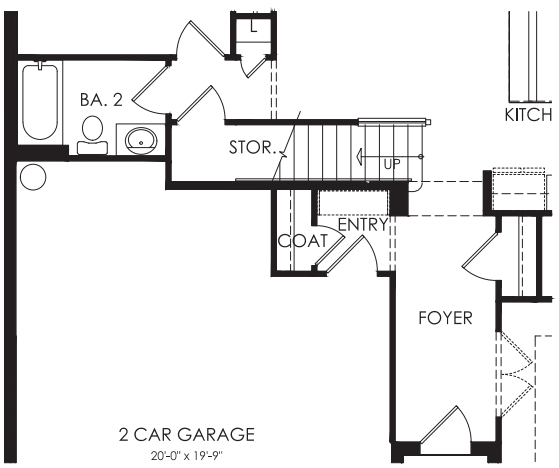
Bedroom 3 w/ 4' Garage Extension.

Adds 147 SF

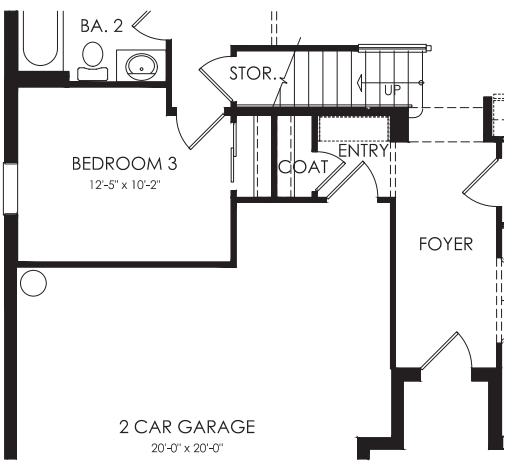


Loft w/ Bedroom and Bath

Adds 734 SF



Loft w/ Bedroom and Bath 1st Floor



Bedroom 3 w/ Loft w/Bed and Bath w/ 4' Garage Extension.

DISTINCTIVE SERIES

MYSTIQUE

1,889 – 3,037 A/C Sq. Ft.

2 – 5 Bedrooms | 2 – 3 Full Baths



Elevation FM1



Elevation FM1 with Stone



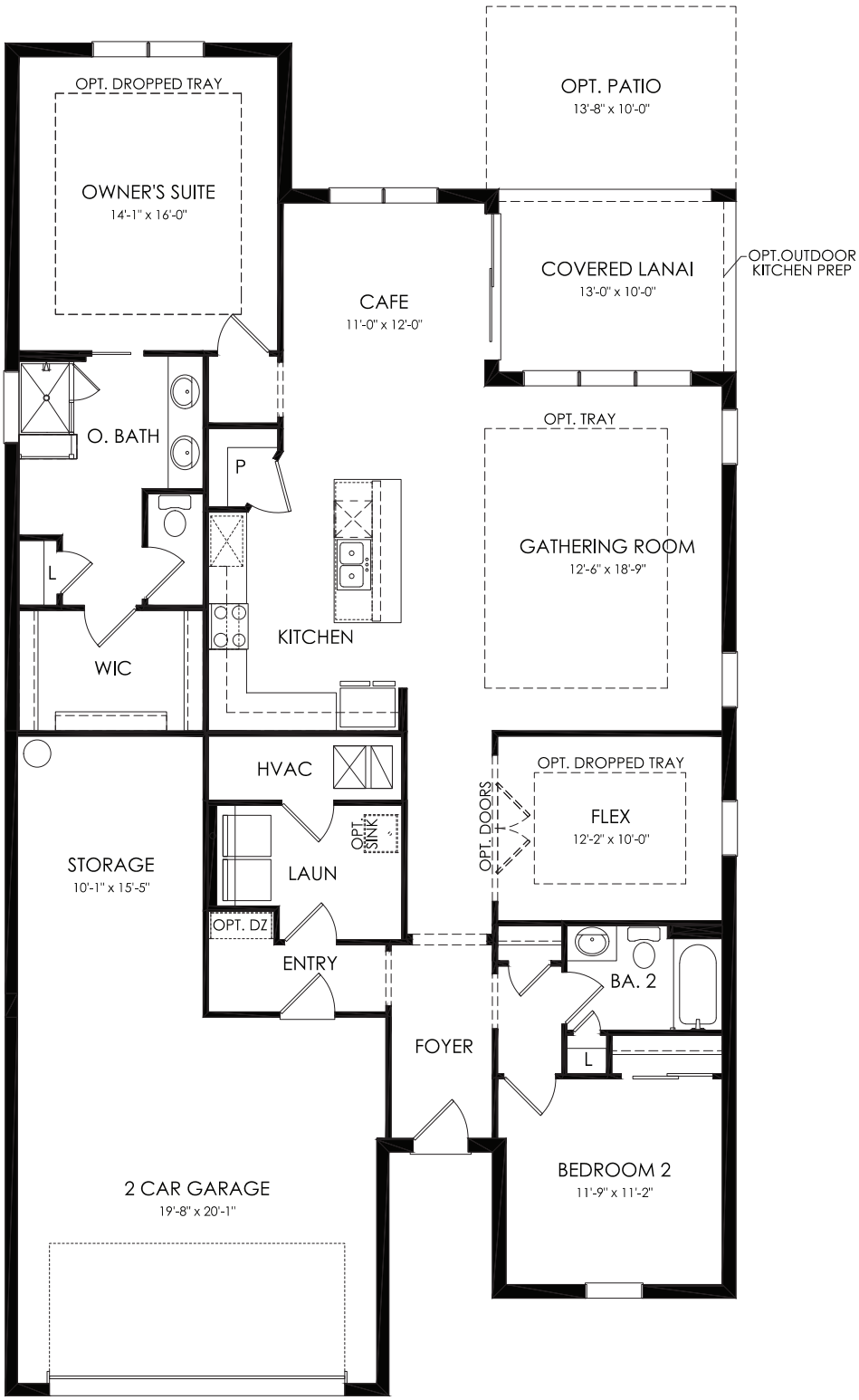
Elevation C1



Elevation C1 with Stone



Elevation C3

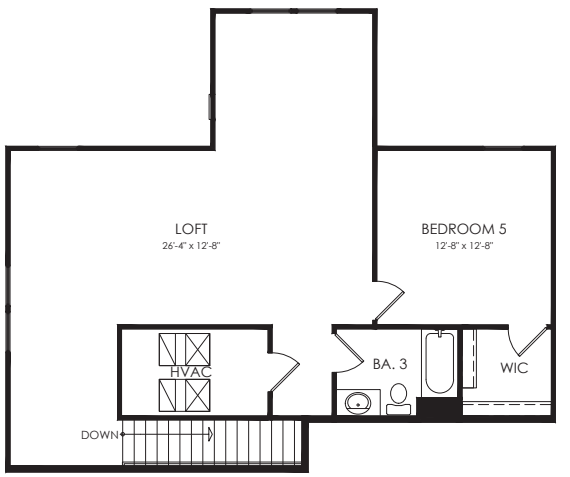


*Elevation FM1A shown. Room dimensions, square footage and window sizes and locations may vary based on elevation selection.

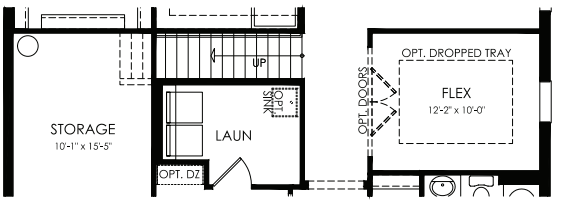
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STRUCTURAL OPTIONS

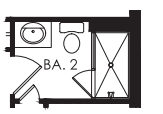
MYSTIQUE



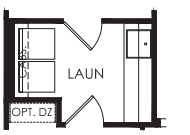
Loft w/ Bedroom & Bath
Adds 981 SF



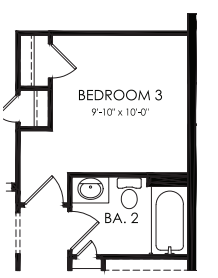
Loft w/ Bedroom and Bath
1st Floor



Shower @
Bath 2



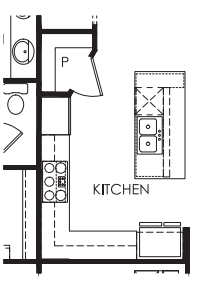
Laundry
Upgrade



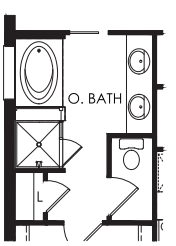
Bedroom 3



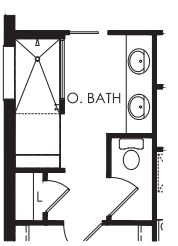
Bedroom 4
Adds 167 SF



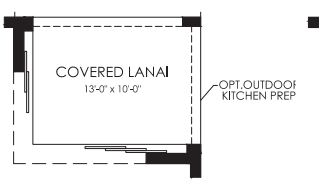
Kitchen
Layout 4



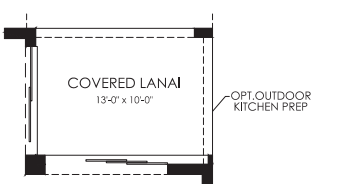
Owner's Bath
Layout 3



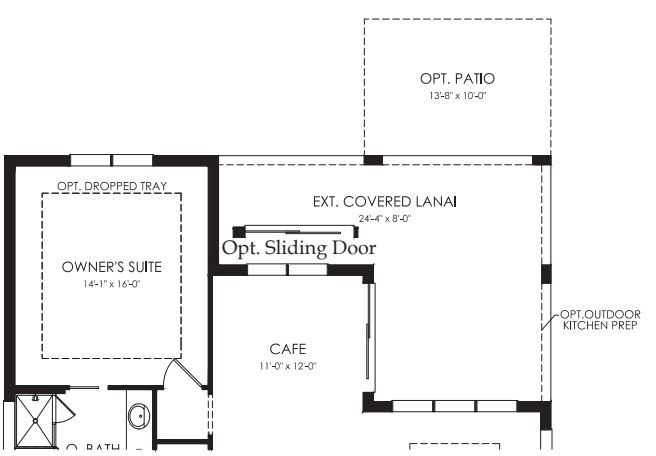
Owner's Bath
Layout 4



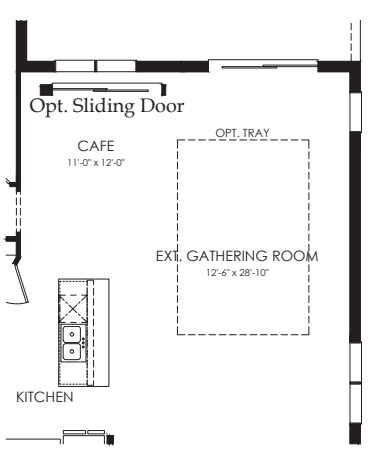
Zero Corner
SGD



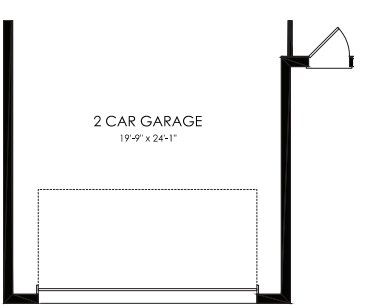
Pocket SGD



Covered Lanai
Extension



Extended Gathering Room
Not Available w/ Loft w/
Bed & Bath
Adds 130 SF



4' Garage Extension

DISTINCTIVE SERIES

PRESTIGE

2,080 – 2,257 A/C Sq. Ft.

2 – 3 Bedrooms | 2 Full Baths | 1 Half Bath



Elevation FM1



Elevation FM1 with Stone



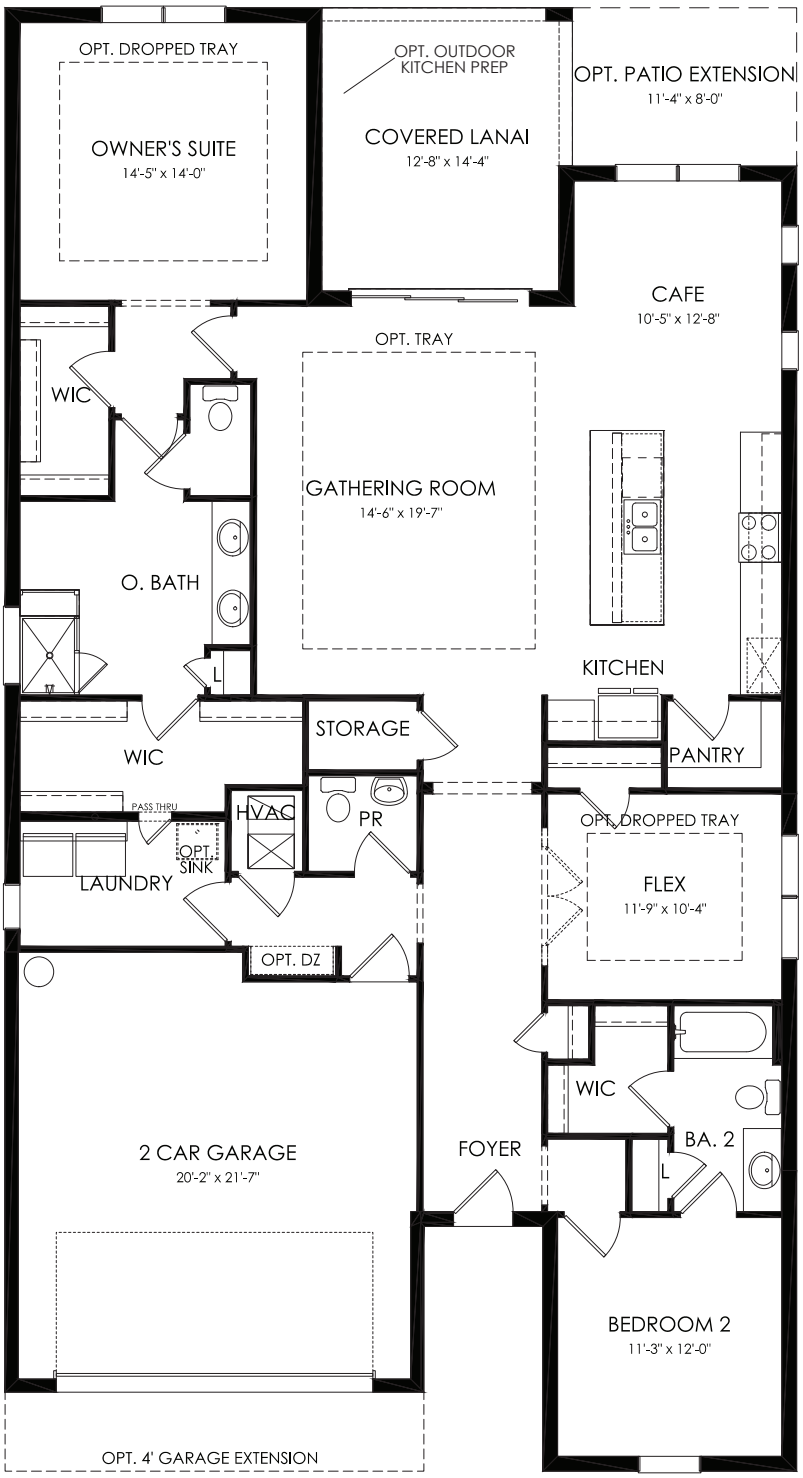
Elevation C1



Elevation C1 with Stone



Elevation C3

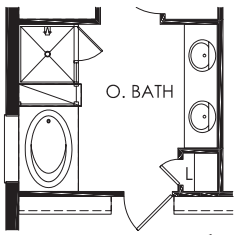


*Elevation FM1A shown. Room dimensions, square footage and window sizes and locations may vary based on elevation selection.

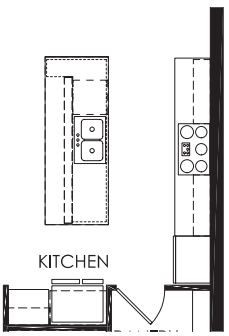
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STRUCTURAL OPTIONS

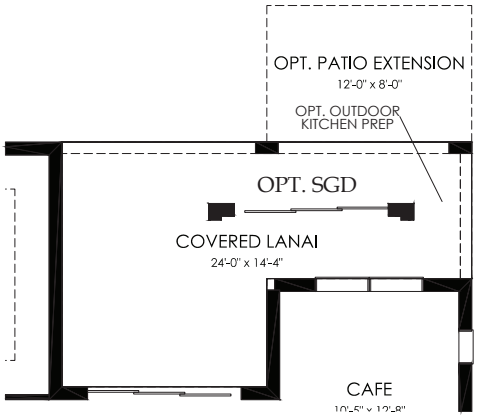
PRESTIGE



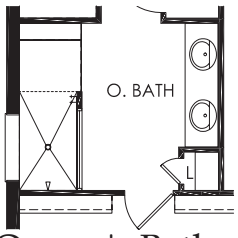
Owner's Bath Layout 3



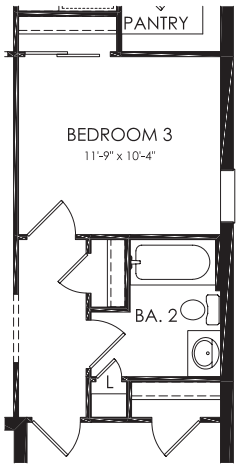
Kitchen with Built-Ins



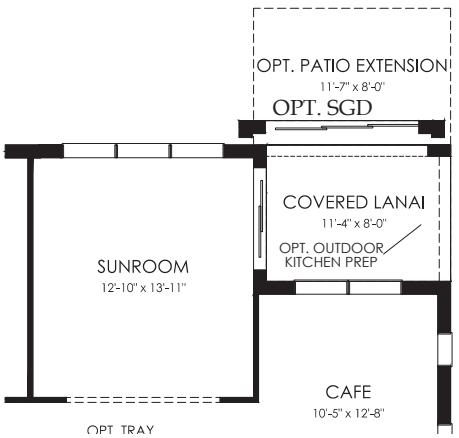
Covered Lanai Extension



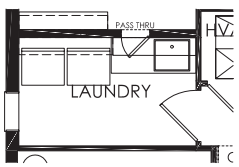
Owner's Bath Layout 4



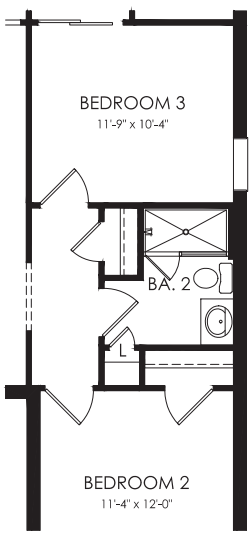
Bedroom 3



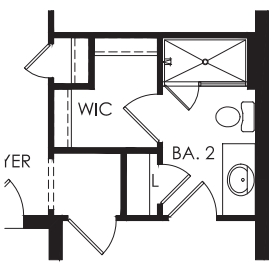
Sunroom
Adds 177SF



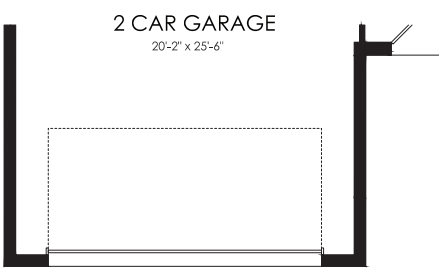
Laundry Upgrade



Shower @ Alternate Bath 2



Shower @ Bath 2



4' Garage Extension

DISTINCTIVE SERIES

PROSPERITY

1,670 – 1,790 A/C Sq. Ft.
2 – 3 Bedrooms | 2 Baths

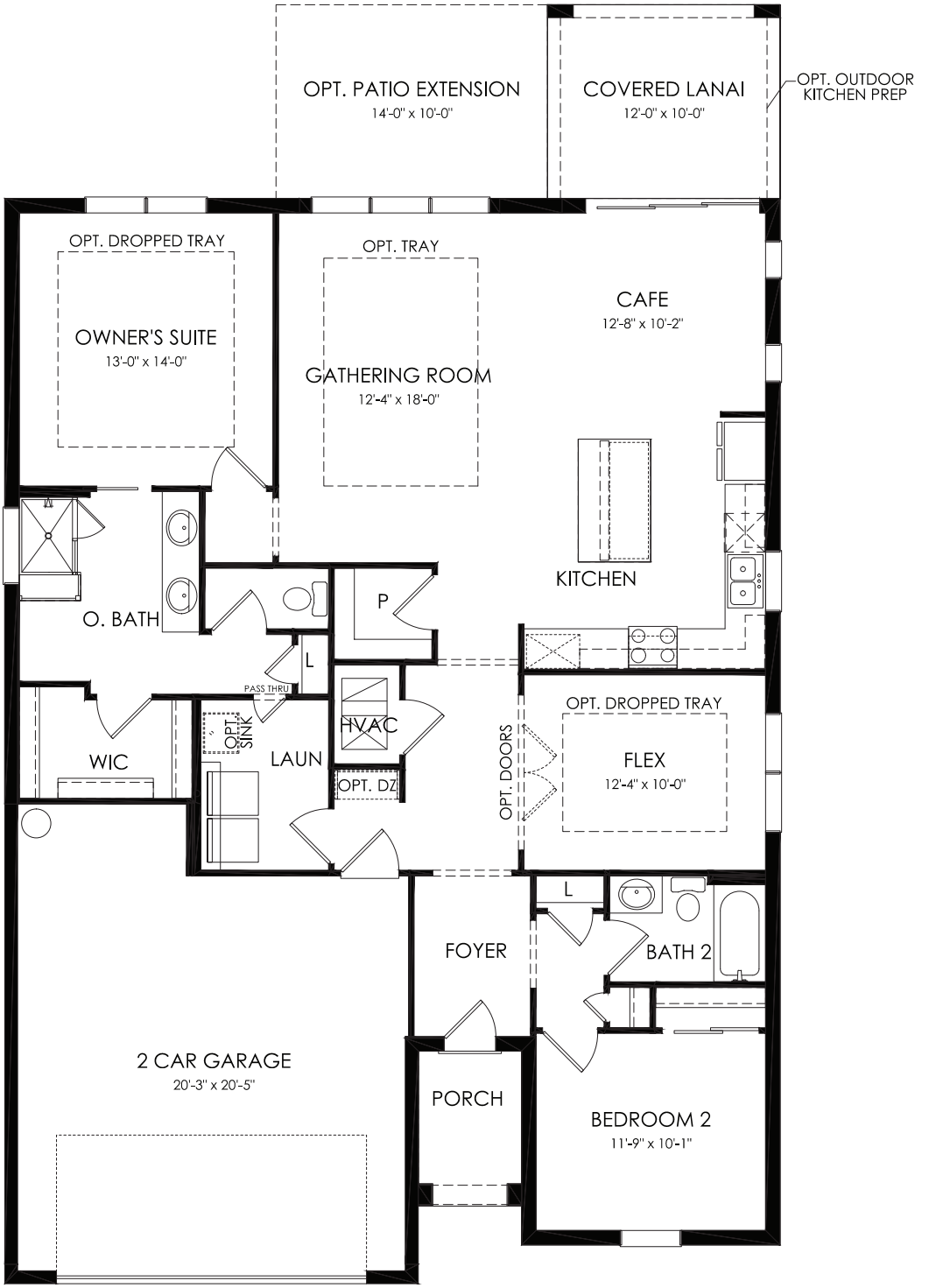

Elevation FM1


Elevation FM1 with Stone


Elevation C1


Elevation C1 with Stone


Elevation C3

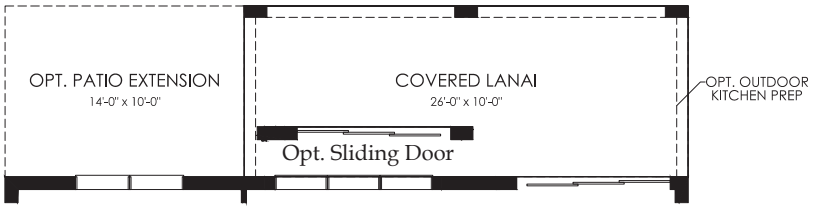


*Elevation FM1A shown. Room dimensions, square footage and window sizes and locations may vary based on elevation selection.

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STRUCTURAL OPTIONS

PROSPERITY

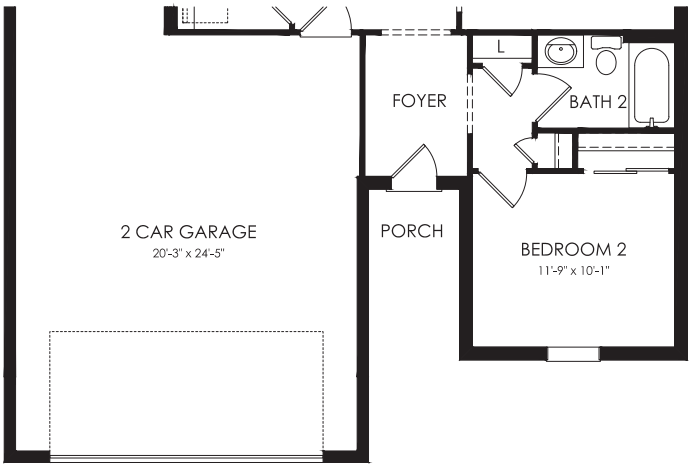


Covered Lanai Extension

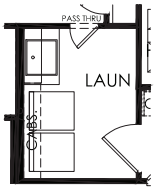


Sunroom

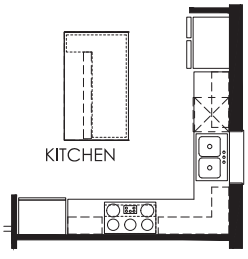
Adds 120sf



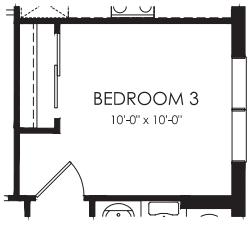
4' Garage Extension



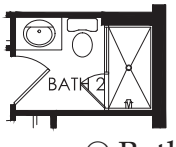
Laundry Upgrade



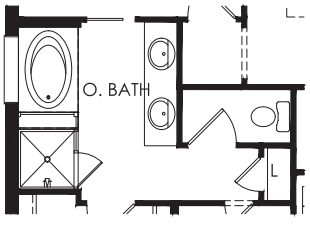
Kitchen with Built-Ins



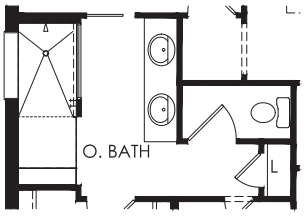
Bedroom 3 ILO Flex



Shower @ Bath 2



Owner's Bath 3



Owner's Bath 4

INCLUDED FEATURES
Edgewater and Edgewater Shores at Babcock Ranch – Distinctive

CUSTOM INTERIOR FEATURES:
- Tile floors in foyer, gathering room, kitchen, cafe, baths, and laundry
- Decorative baseboard trim
- Upgraded raised-panel interior doors
- Walk-in owner's closet
- Decorative chrome door hardware

EXTERIOR FEATURES:
- Shingle roof
- Whole House Gutters
- Easy to maintain decorative stucco exterior
- Ventilated aluminum soffits
- High-grade Sherwin-Williams latex paint
- Decorative brick paver driveway
- Large, private screened lanai
- Galvanized steel hurricane shutters
- Professionally landscaped home site with full sod coverage and automatic sprinkler system
- "Tubes in the Wall" pest defense system

KITCHEN FEATURES:
- Wood kitchen cabinets with 36" upper wall cabinets
- Granite countertops
- Stainless Steel Whirlpool® refrigerator
- Stainless Steel Whirlpool® microwave
- Stainless Steel Whirlpool® multiple-cycle dishwasher
- Stainless Steel Whirlpool® gas range with oven
- Stainless Steel kitchen sink with electric garbage disposal
- Moen® faucet with pullout sprayer

BATHROOM FEATURES:
- Owner's Bath features tile recessed shower with glass enclosure and granite countertops
- Wood bath cabinets
- Corian® countertops in secondary bathrooms
- Decorative Moen® faucet
- Comfort Heights Commodes with soft close lid

QUALITY CONSTRUCTION FEATURES:
- Steel-reinforced concrete block construction
- Professionally engineered roof trusses with hurricane tie-downs for wind protection

ENERGY SAVINGS AND ELECTRICAL FEATURES:
- Smart Home prewiring:
  - Wiring enclosure
  - Wireless access point wiring
  - Hardwired locations, per plan
  - CAT 6 wiring
- Ceiling fan prewires, per plan
- Decora rocker switches
- LED downlighting
- Smoke detectors/carbon monoxide detectors
- R-30 ceiling insulation
- Automatic garage door opener with remote controls
- Insulated fiberglass entry door
- Compact fluorescent exterior lighting
- Exterior waterproof electrical outlets
- Lennox® central air conditioning and heating system with programmable thermostat
- Double-pane, insulated, low E (high efficiency) screened windows
- Energy-efficient water heater
- Whirlpool® washer and dryer

EVERY SERVICE UNDER ONE ROOF:

At Edgewater, we make getting into your new home simple and worry-free. Everything you need to purchase your new home under one roof.

- **MORTGAGE**
  With access to a broad menu of loan programs, the professionals at our partner Pulte Mortgage will find the right plan for you.
- **TITLE**
  Our partners at PGP Title work closely with Pulte Mortgage to ensure your closing is a seamless transaction.
- **WARRANTY**
  Our experienced warranty team is ready to help you with any service needs once you move in.

Included features to change without notice. ©2019 Pulte Home Corporation. CBC057850. Rev. 06/21

ECHELON SERIES

RENOWN

2,808 – 3,003 A/C Sq. Ft.

3 Bedrooms | 3 Full Baths | 1-2 Half Baths



Elevation FM1



Elevation FM1 with Stone



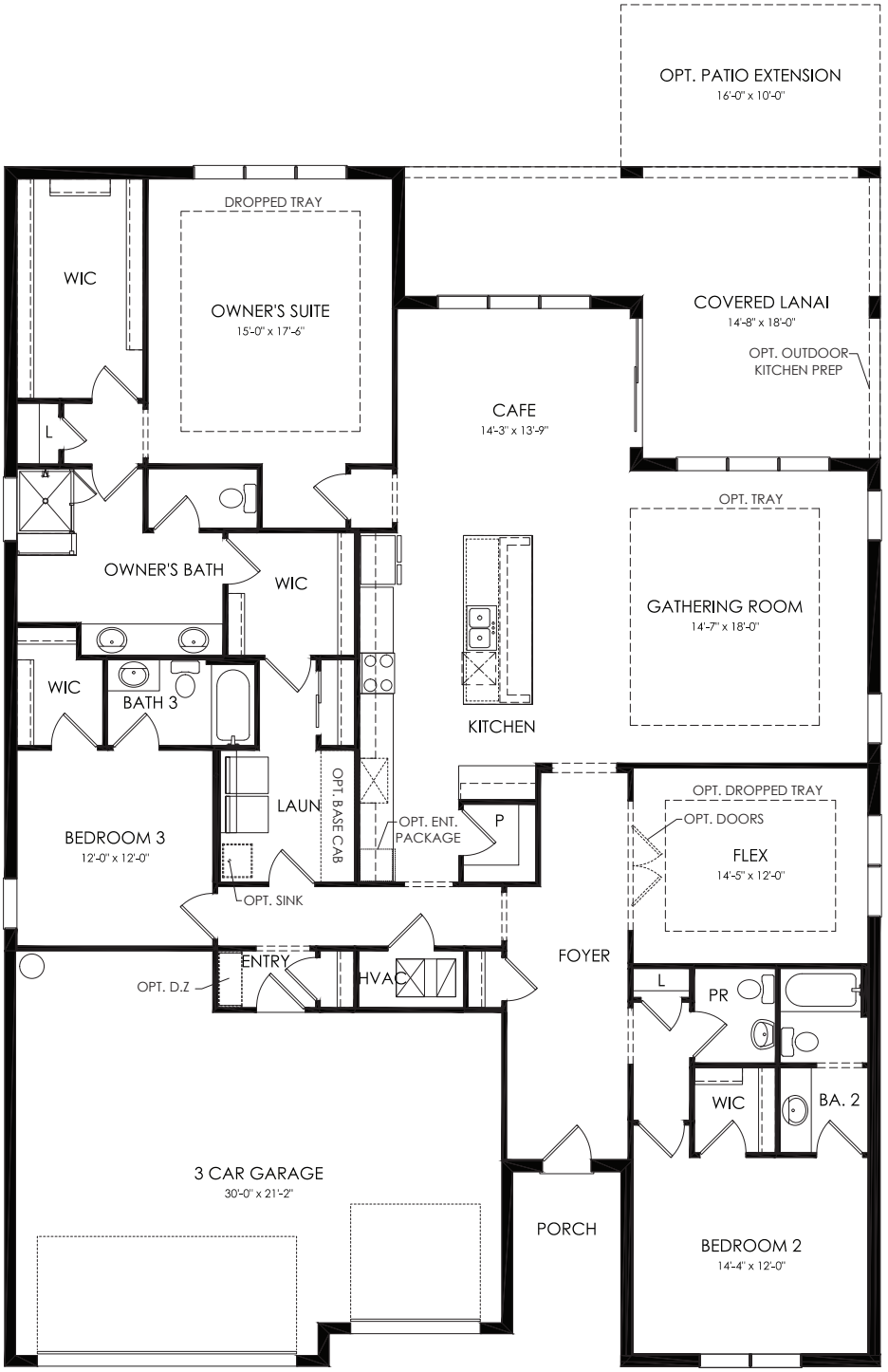
Elevation C1



Elevation C1 with Stone



Elevation C3

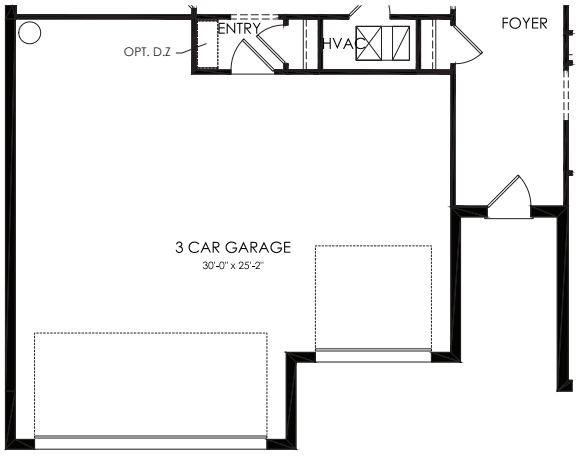


*Elevation FM1A shown. Room dimensions, square footage and window sizes and locations may vary based on elevation selection.

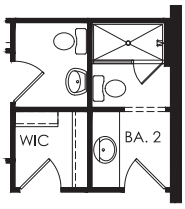
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STRUCTURAL OPTIONS

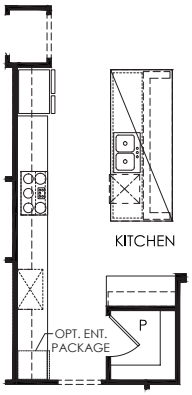
RENOWN



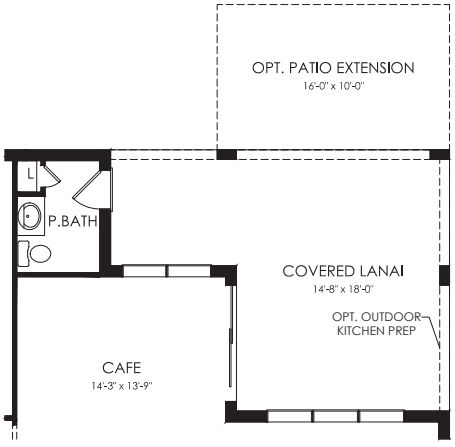
4' Garage Extension



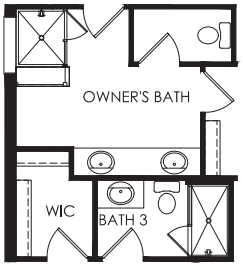
Shower @ Bath 2



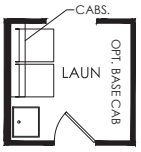
Kitchen with Built-Ins



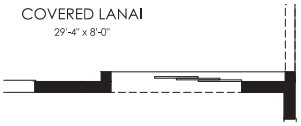
Pool Bath
Adds 48 SF



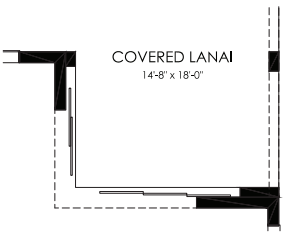
Shower @ Bath 3



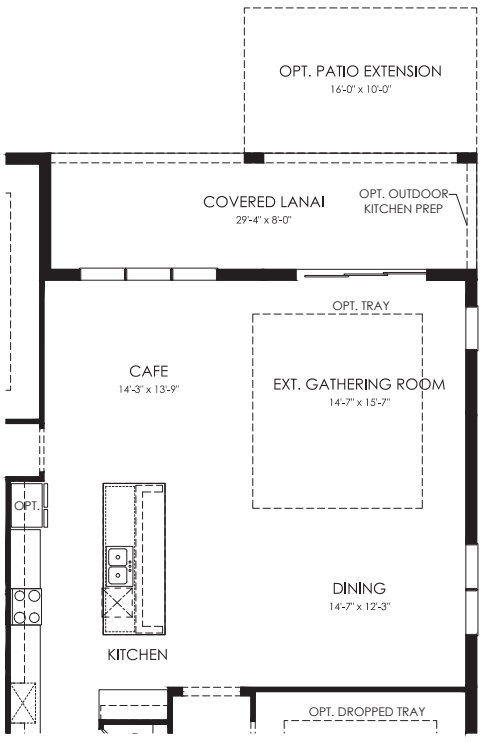
Laundry Upgrade



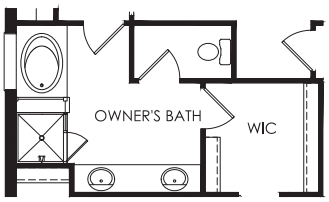
Gathering Room Extension
W/ Pocket SGD



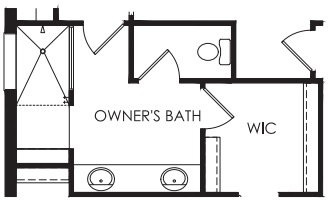
Zero Corner SGD



Gathering Room Extension
Adds 147 SF



Owner's Bath 3



Owner's Bath 4

ECHELON SERIES

REVERENCE

2,669 A/C Sq. Ft.

3 Bedrooms | 2.5 – 3.5 Baths



Elevation FM1



Elevation FM1 with Stone



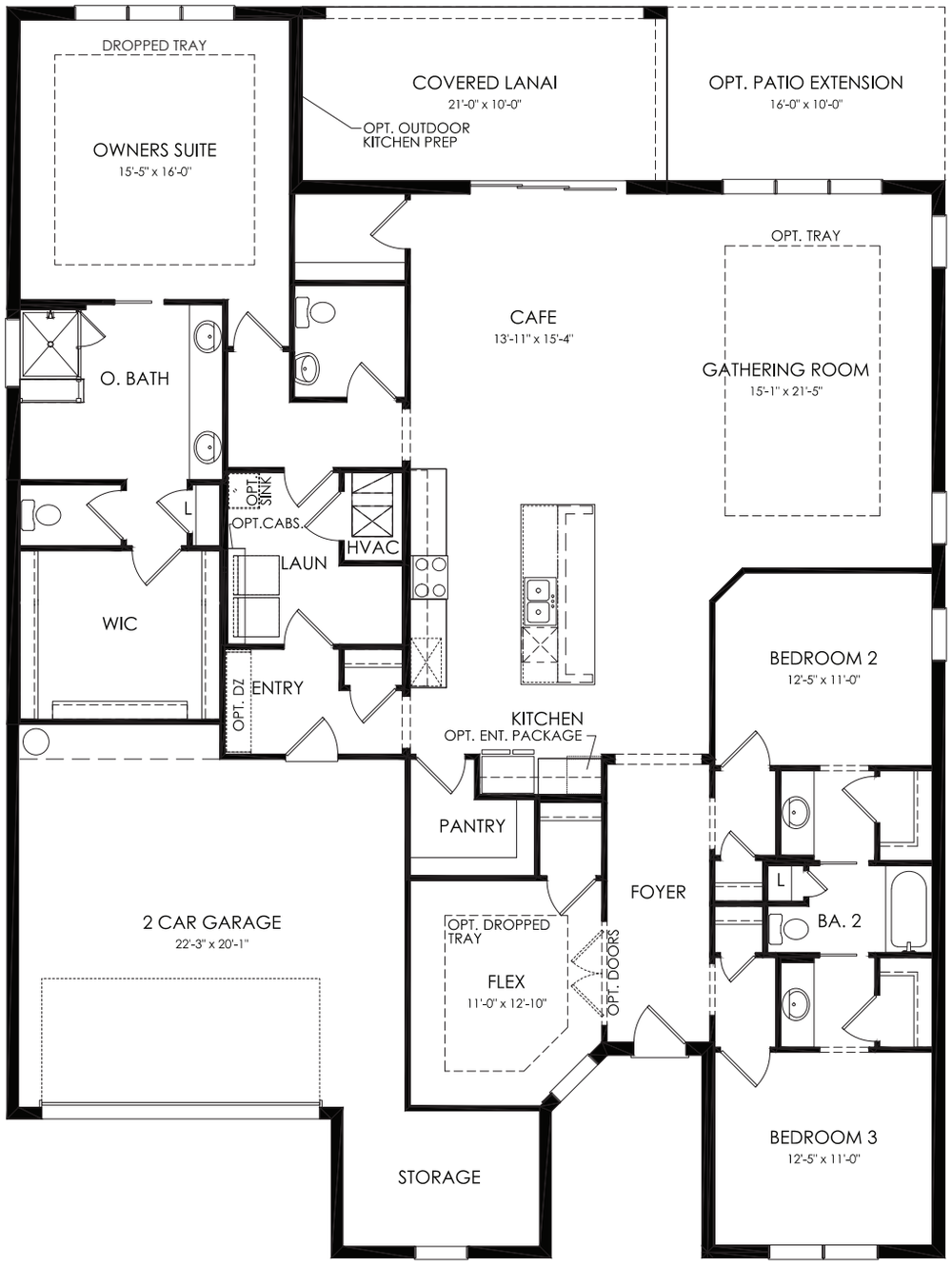
Elevation C1



Elevation C1 with Stone



Elevation C3

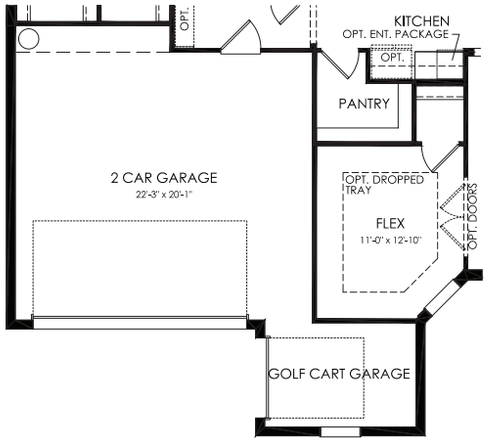


*Elevation FM1A shown. Room dimensions, square footage and window sizes and locations may vary based on elevation selection.

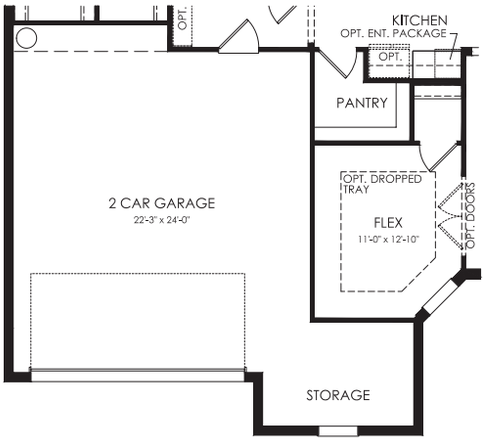
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STRUCTURAL OPTIONS

REVERENCE



Golf Cart Storage



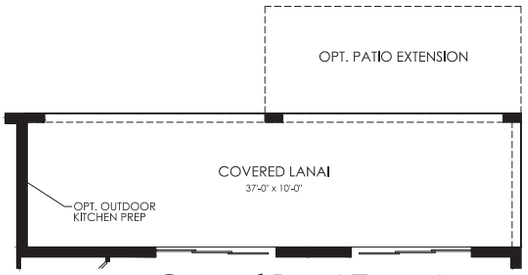
4' Garage Extension



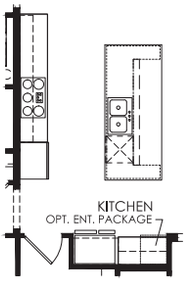
Pool Bath



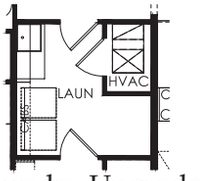
Pocket SGD



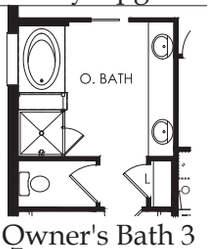
Covered Lanai Extension



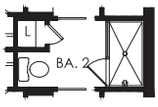
Kitchen with Built-Ins



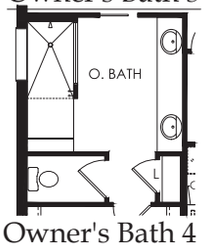
Laundry Upgrade



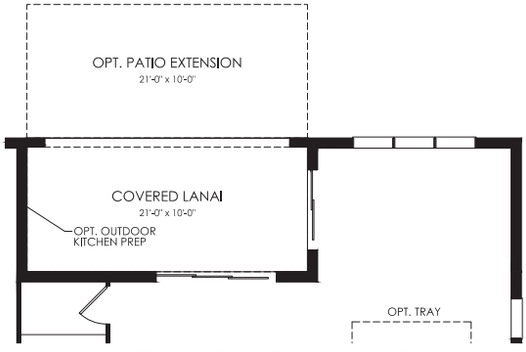
Owner's Bath 3



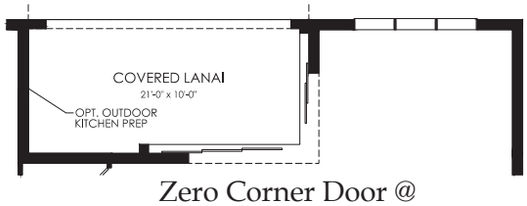
Shower @ Bath 2



Owner's Bath 4



Extended Gathering Room



Zero Corner Door @ Extended Gathering Room

N/A w/ Loft

ECHELON SERIES

STARDOM

2,269 – 2,325 A/C Sq. Ft.

2 – 3 Bedrooms | 2 – 3 Full Baths | 1 Half Bath



Elevation FM1



Elevation FM1 with Stone



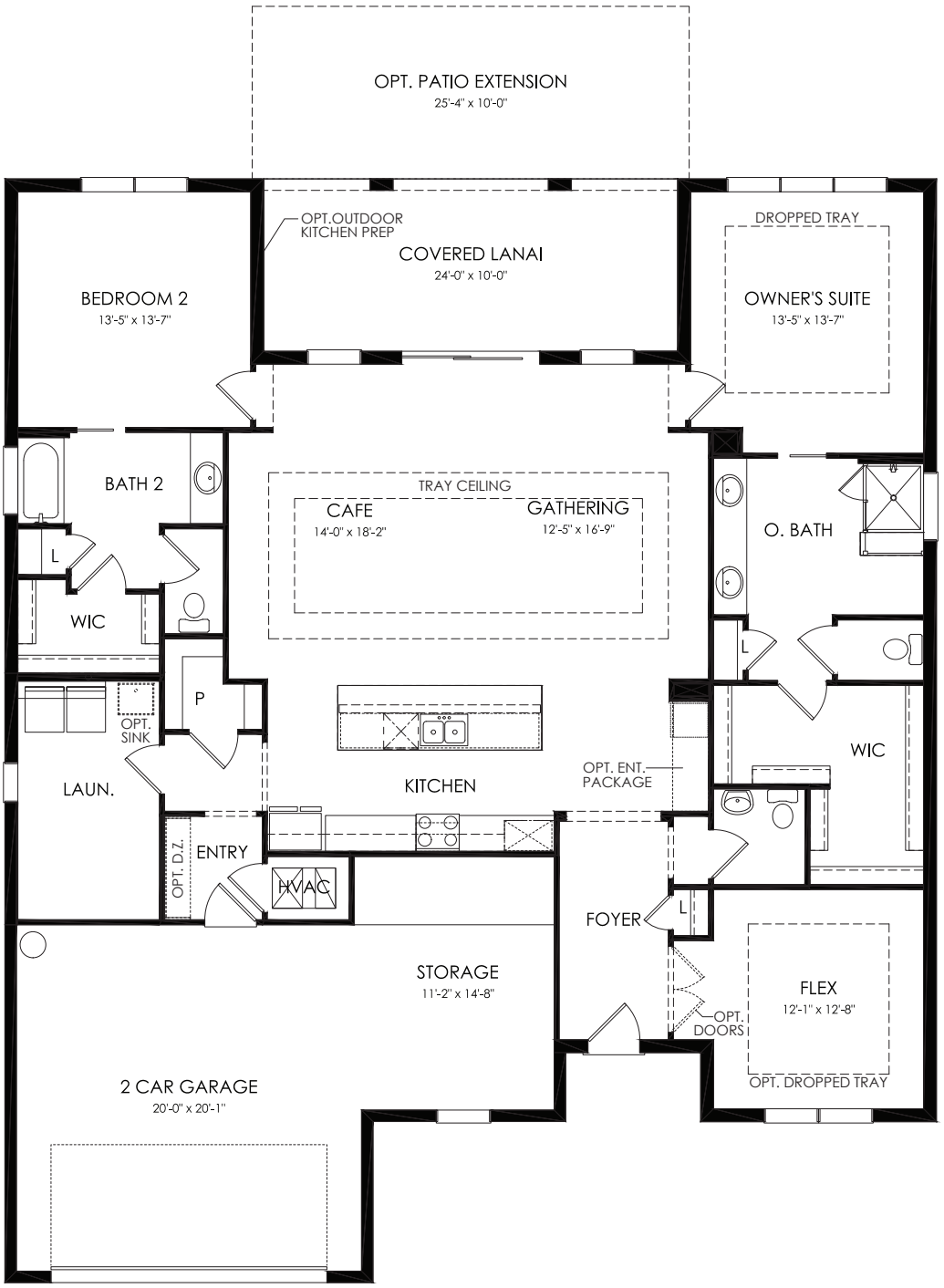
Elevation C1



Elevation C1 with Stone



Elevation C3

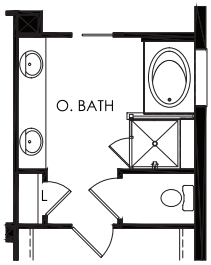


*Elevation FM1A shown. Room dimensions, square footage and window sizes and locations may vary based on elevation selection.

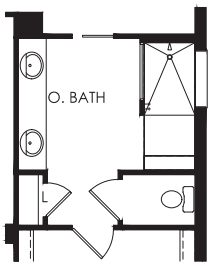
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STRUCTURAL OPTIONS

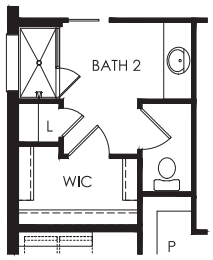
STARDOM



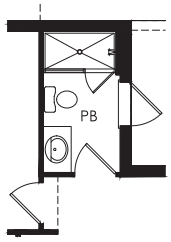
Owner's Bath 3



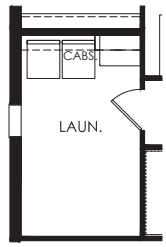
Owner's Bath 4



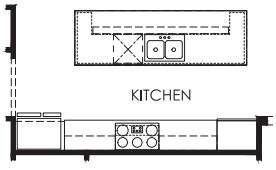
Shower @ Bath 2



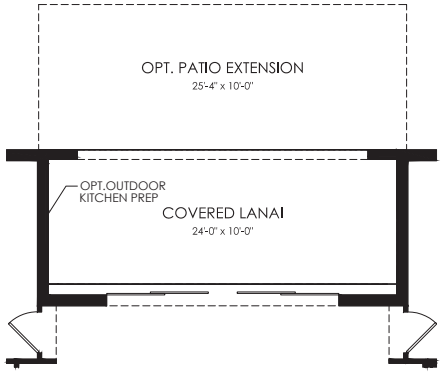
Pool Bath
Adds 56 SF



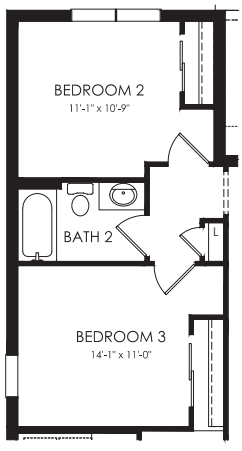
Laundry Upgrade



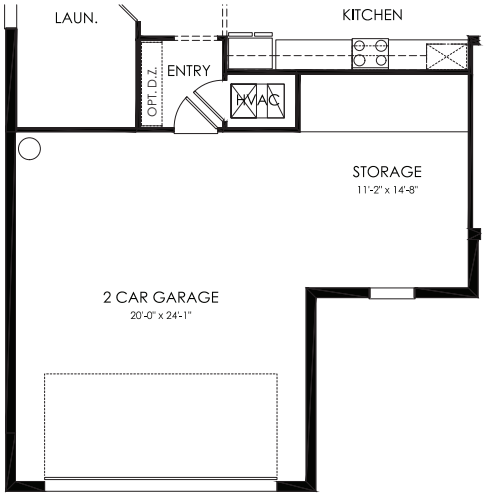
Kitchen with Built-Ins



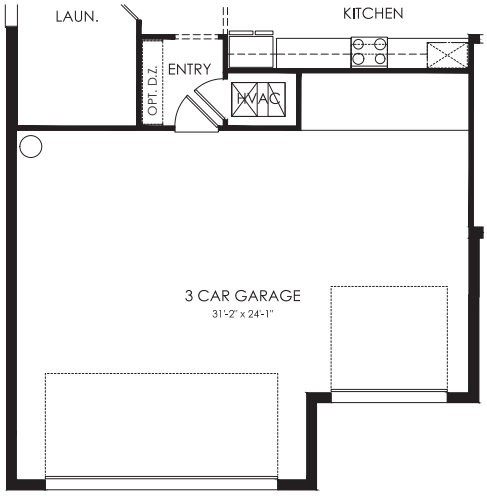
Pocket SGD Glass Door At Gathering



Bedroom 2 and 3 w/ Alternate Bath 2



4' Garage Extension



3 Car Garage w' 4' Garage Extension

ECHELON SERIES

STELLAR

2,483 – 3,659 A/C Sq. Ft.

3 – 4 Bedrooms | 3 – 5 Full Baths



Elevation FM1



Elevation FM1 with Stone



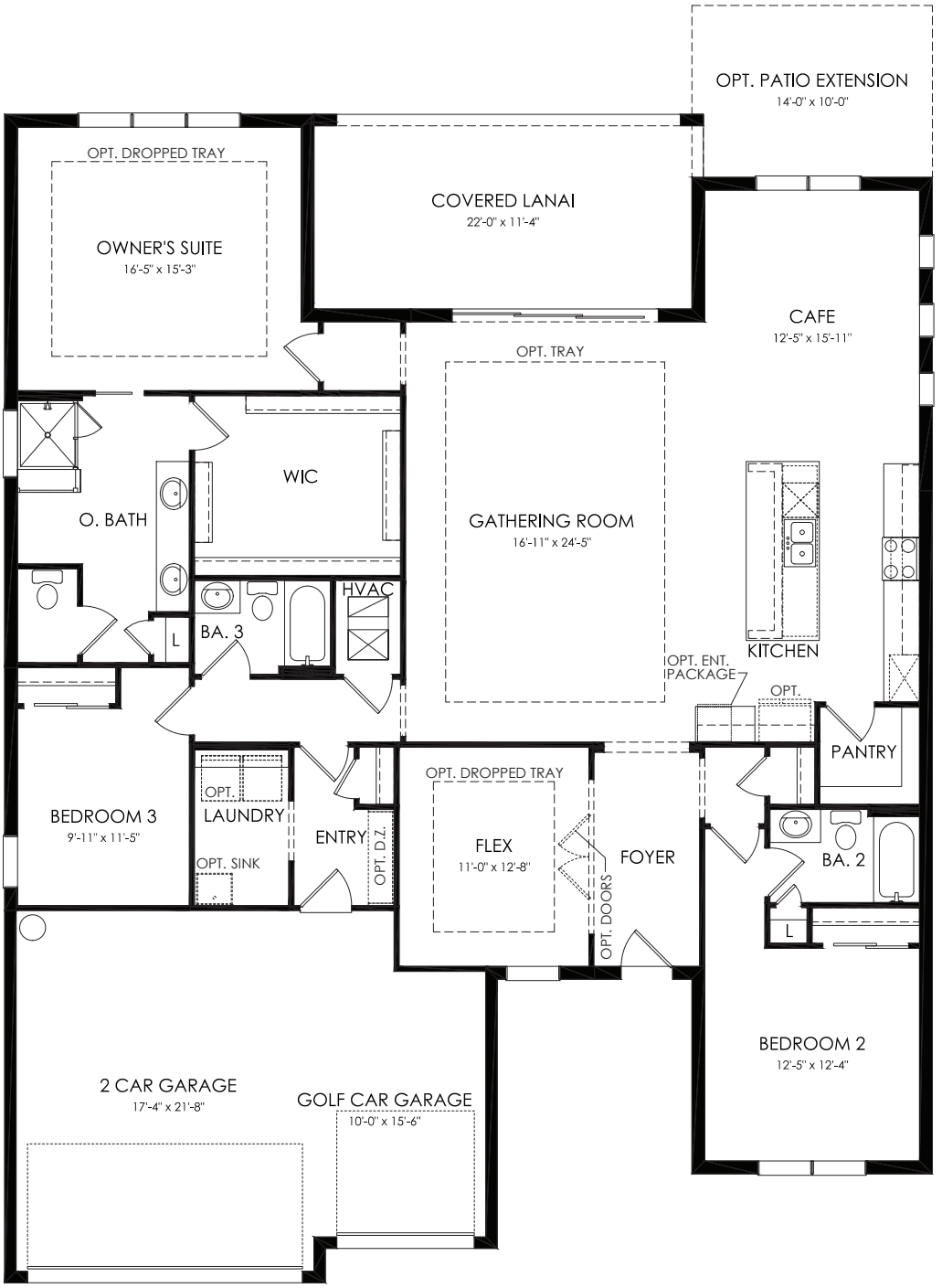
Elevation C1



Elevation C1 with Stone



Elevation C3

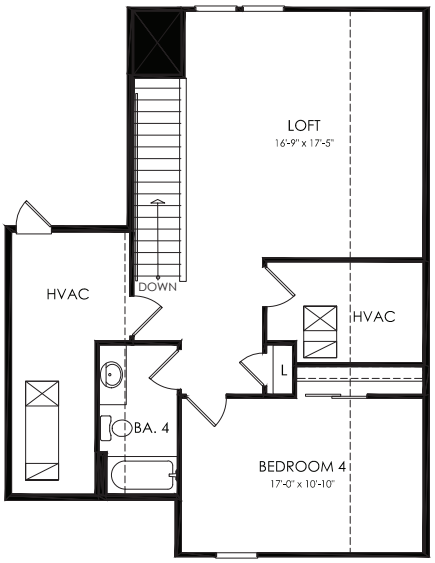


*Elevation FM1A shown. Room dimensions, square footage and window sizes and locations may vary based on elevation selection.

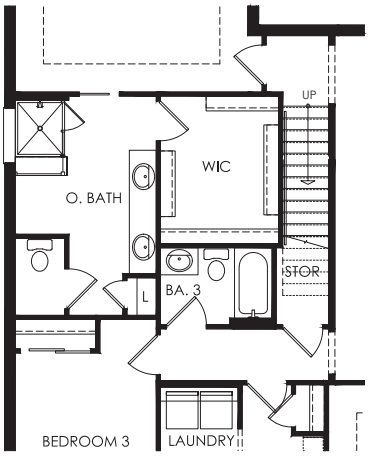
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STRUCTURAL OPTIONS

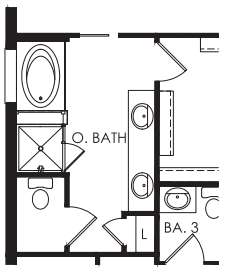
STELLAR



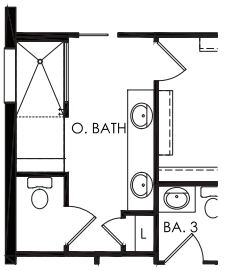
Loft w/ Bedroom and Bath
Adds 969 SF



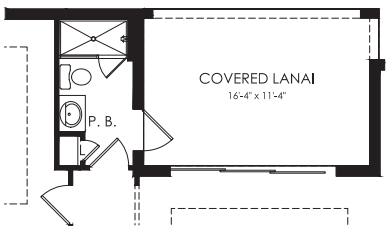
Loft w/ Bedroom and Bath
First Floor



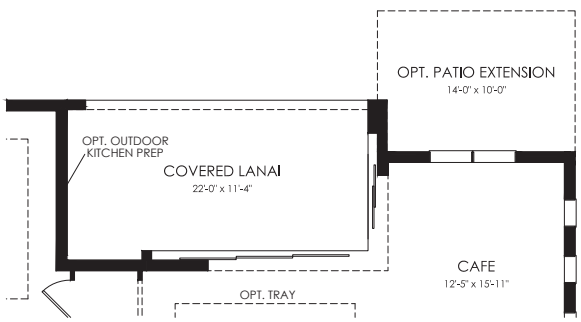
Owner's Bath Layout 3



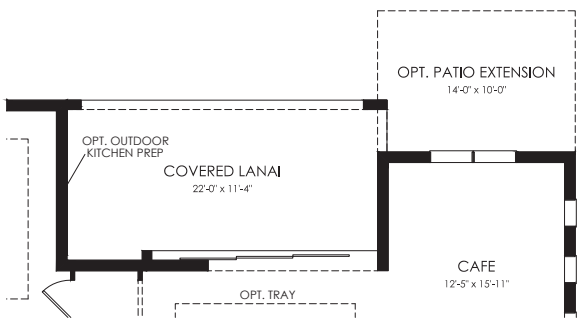
Owner's Bath Layout 4



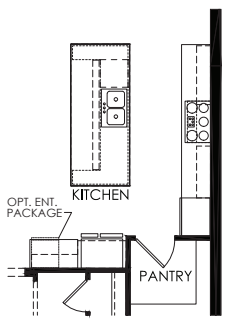
Pool Bath
Adds 64 SF



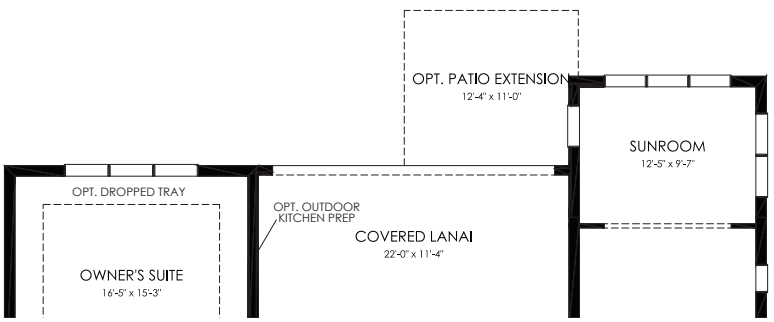
Zero Corner SGD
at Gathering Room



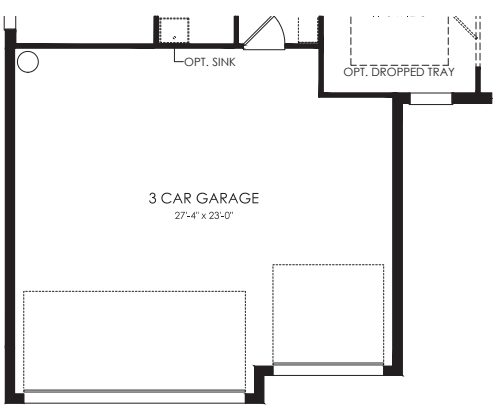
Pocket SGD
at Gathering Room



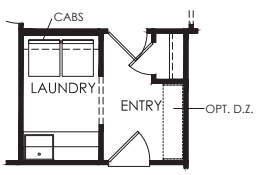
Kitchen with Built-Ins



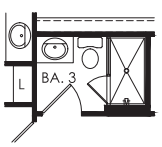
Sunroom
Adds 140 SF



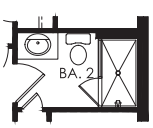
4' Garage Extension



Laundry Upgrade



Shower @ Bath 3



Shower @ Bath 2

INCLUDED FEATURES
Edgewater and Edgewater Shores at Babcock Ranch – Echelon

CUSTOM INTERIOR FEATURES:
- Tile floors in foyer, gathering room, kitchen, cafe, baths, and laundry
- Tray ceiling in owner's suite
- Upgraded raised-panel 8' interior doors and 5 ¼ base trim
- Walk-in owner's closet
- Decorative chrome door hardware

EXTERIOR FEATURES:
- Shingle roof
- Whole house gutters
- Easy to maintain decorative stucco exterior
- Ventilated aluminum soffits
- High-grade Sherwin-Williams latex paint
- Decorative brick paver driveway
- Large, private screened lanai
- Galvanized steel hurricane shutters
- Professionally landscaped home site with full sod coverage and automatic sprinkler system
- "Tubes in the Wall" pest defense system

KITCHEN FEATURES:
- Wood kitchen cabinets with 36" upper wall cabinets
- Granite countertops
- Stainless Steel Whirlpool® refrigerator
- Stainless Steel Whirlpool® microwave
- Stainless Steel Whirlpool® multiple-cycle dishwasher
- Stainless Steel Whirlpool® gas range with oven
- Stainless Steel kitchen sink with electric garbage disposal
- Moen® faucet with pullout sprayer

BATHROOM FEATURES:
- Owner's Bath features tile recessed shower with glass enclosure and granite countertops
- Wood bath cabinets
- Corian® countertops in secondary bathrooms
- Decorative Moen® faucet
- Comfort Heights Commodes with soft close lid

QUALITY CONSTRUCTION FEATURES:
- Steel-reinforced concrete block construction
- Professionally engineered roof trusses with hurricane tie-downs for wind protection

ENERGY SAVINGS AND ELECTRICAL FEATURES:
- Smart Home prewire:
  - Wiring enclosure
  - Wireless access point wiring
  - Hardwired locations, per plan
  - CAT 6 wiring
- Ceiling fan prewires, per plan
- Decora rocker switches
- LED downlighting
- Smoke detectors/carbon monoxide detectors
- R-30 ceiling insulation
- Automatic garage door opener with remote controls
- Insulated fiberglass entry door
- Compact fluorescent exterior lighting
- Exterior waterproof electrical outlets
- Lennox® central air conditioning and heating system with programmable thermostat
- Double-pane, insulated, low E (high efficiency) screened windows
- Energy-efficient water heater
- Whirlpool® Washer & Dryer

EVERY SERVICE UNDER ONE ROOF:
At Edgewater, we make getting into your new home simple and worry-free. Everything you need to purchase your new home under one roof.
- **MORTGAGE**
  With access to a broad menu of loan programs, the professionals at our partner Pulte Mortgage will find the right plan for you.
- **TITLE**
  Our partners at PGP Title work closely with Pulte Mortgage to ensure your closing is a seamless transaction.
- **WARRANTY**
  Our experienced warranty team is ready to help you with any service needs once you move in.

Included features to change without notice. ©2019 Pulte Home Corporation. CBC057850. Rev. 06/21



10-Year Limited Structural Warranty

We won't just build you a new home. We'll also stand behind it.

Pulte homes are built for life and the way you live it. Peace of mind comes from the thoughtful Life Tested® design, quality craftsmanship, and a warranty you can rely on.

WARRANTY HIGHLIGHTS

10 year coverage on structural elements of the home

5 year coverage on various types of water infiltration and internal leaks

2 year coverage on the workability of plumbing, electrical, HVAC, and other mechanical systems

1 year coverage on materials and workmanship

Warranty is transferable

Pulte™ HOMES

More Life Built In®

Descriptions of features and products are not a warranty as to performance of any feature or product, but are a general description of intended performance. In our continuing effort to improve our product, Pulte reserves the right to make changes or modifications to plans, specifications, materials, features, or floor plans without notice. Construction features, techniques, and materials are subject to modification and change from time to time without notice. See sales consultant for actual features and materials in a particular home at time of purchase. Pulte reserves the right to modify, substitute, or withdraw any features, designs, appliances, or manufacturers listed or described at any time without notice. Warranties are transferable to subsequent owner who takes title within the applicable warranty period. Information above is intended only to highlight certain aspects of the warranty. Terms, conditions, exclusions, and limitations apply. Warranty is based on Performance Standards criteria that are set forth in the full warranty. A complete description of warranty terms, conditions, exclusions, and limitations is available at pulte.com. 10-year structural warranty covers: footings, bearing walls, beams, girders, trusses, rafters, bearings, columns, lintels, posts, structural fasteners, subfloors, and roof sheathing. The warranty description set forth above does not describe or apply to homes in California or New Jersey. The photograph depicts a model containing features or designs that may not be available on all homes. Actual energy usage is dependent on a number of factors, including energy consumption, energy conservation practices, home orientation, and weather conditions. This material shall not constitute a valid offer in any state where prior registration is required or if void by law. PULTE®, PULTE HOMES® and design, MORE LIFE BUILT IN®, and LIFE TESTED® are registered trademarks of PulteGroup, Inc. and/or its affiliates. All other trademarks are the property of their respective owners. © 2018 PulteGroup, Inc. and/or its affiliates. All rights reserved. May 2018

OUR COMMITMENT TO QUALITY

Our building practices meet or exceed industry requirements. With over 65 years of experience, we have homebuilding down to a science.



Pulte Construction Standards meet or exceed those of the industry. We strictly follow all specifications for every system, as well as those for the fit and finishes throughout the house. Independent auditors regularly conduct inspections for verification and quality control.

DURABILITY

Foundation	**VERIFIED QUALITY:** Both Field Manager and municipality inspections to verify foundation quality **TAPE AND POLY SEAMS:** Protective measure taken to help minimize intrusion of vapor, moisture, and gases such as radon
Exterior (Brick/Stone/Stucco)	**VENEERS WITH DRAINAGE PLANES:** Installed to minimize likelihood of water intrusion, with drainage planes behind exterior veneers to help repel moisture away from your home **HURRICANE SHUTTERS:** Standard feature in every home and engineered to meet the Florida Building Code (optional impact glass available)
Framing	**DETAILED INSPECTIONS:** Performed to ensure expert framing and a solid structure that will last for years to come **STEEL-REINFORCED CONCRETE BLOCK:** Professionally engineered concrete block wall construction reinforced with concrete and steel rebar
Roofing	**UNDERLAYMENT:** Installed in locations on the roof where leaks are most likely to occur, acting as a barrier to help keep moisture from entering your home **ROOF TRUSSES WITH HURRICANE STRAPS:** Professionally engineered roof trusses attached by hurricane straps anchored in concrete

ENERGY EFFICIENCY

Draft Protection and Moisture Prevention	**BUILDING HOUSE WRAP:** Engineered to minimize rain intrusion into walls while allowing water vapor to pass to the exterior. Seams carefully sealed to reduce excess air flow. **BUTYL TAPE/LIQUID WATERPROOFING:** Installed at all tubs, windows, and doors to reduce the risk of water damage, as well as excess air flow from entering or exiting your home **CONSTRUCTION JOINTS & WINDOW FRAMES:** Sealed to help limit leaks and drafts, keep bugs out, and help reduce dust and allergens **WEATHERPROOF WALL PENETRATIONS:** Installed at exterior wall plumbing and electrical penetrations to provide sealed air barrier and reduce the risk of water intrusions that can lead to mold, dry rot and other problems
Windows	**LOW-E WINDOWS:** Installed to reduce energy loss and control heat transfer while lessening UV rays that can cause fading on some furniture
Heating and Cooling	**HVAC SYSTEMS:** Appropriately sized to deliver outstanding efficiency, help lower energy consumption, and help lower energy bills
Appliances	**ENERGY-EFFICIENT APPLIANCES:** Chosen to reduce energy consumption and help you save on energy costs

FINISH DETAILS

Fixtures and Finishes	**NATIONAL BRAND PARTNERSHIPS:** Curated premium design and details for your home through our national partnerships with Moen,® Whirlpool,® Shaw,® and Sherwin-Williams,® so the details and design in your home are first class
Drywall/Interior	**FIELD MANAGER INSPECTIONS:** Ensure proper drywall installation to help create smooth walls and minimize cracks and screw pops

Pulte HOMES

SMART HOME

SMART FROM THE GROUND UP



WHEN YOUR HOME GETS SMARTER, YOUR LIFE GETS EASIER

Pulte Smart Home gives you the flexibility to make your home exactly as smart as you want it to be, from the basic prewired and ready for anything to a full suite of automation that really brings your home to life.

Robust Wi-Fi in your home. Heating and cooling controlled from your smartphone. Garage doors and door locks that can be controlled and monitored from thousands of miles away. Next-level home entertainment.

The future is here. And it lives at your house, with Smart Home from Pulte.

pulte.com/SmartHome

SMART HOME BASE: EVERY HOME IS PREWIRED FOR CONNECTIVITY



WIRING ENCLOSURE



WIRELESS ACCESS POINTS WIRING



HARDWIRED ROOM



CAT6 WIRING

UPGRADE PACKAGE: OUR MOST POPULAR UPGRADES IN ONE PACKAGE



VOICE CONTROL

Adjust connected features just by speaking–no need to find the controllers for everything.



WIRELESS ACCESS POINT

Minimizes gaps in Wi-Fi coverage. So no more being stuck in one room to use the Internet.



CLIMATE CONTROL

Never too cold. Never too hot. Save money when the system learns your schedule.



GARAGE DOOR

Flexibility to open/close even when you're not home.



FRONT DOOR LOCKS

Know your front door is secure at all times. Lock and unlock it even when you're not home.



WHITE GLOVE SERVICE

Don't worry about setup. It will all be set up and ready to use.

À LA CARTE OPTIONS: BASED ON WHAT IS AVAILABLE IN YOUR AREA

ENTRY LIGHTING	ADDITIONAL DOOR LOCKS	SMART SWITCHES
HOME THEATER	USB OUTLETS	AUTOMATED IRRIGATION
SOUND & MUSIC	SMART APPLIANCES	DISTRIBUTED AUDIO

Pulte Smart Home features are available for an additional cost and may be installed by a third party after your home purchase. Pulte makes no representation or guarantee that equipment, networks, or services will satisfy all homeowner needs or that such equipment, network, services, or any connected devices are secure or will prevent cyberattacks or privacy intrusions even if properly configured. Wireless performance in homes will vary due to construction and/or design changes, placement of appliances/furnishings, usage, and local conditions. Homeowners must obtain their own Internet service and determine their bandwidth needs. Some features of Pulte Smart Home may require a compatible device and require that you have an account with a third party. Features shown or described are each a model, manufacturer, type, and grade selected by builder, and builder reserves the right to substitute the selection at any time without notice. Any warranty or guaranty of any product included or installed is offered by the product manufacturer or installer and not Pulte Homes, and builder does not warrant any product or its installation. Features of the Pulte Smart Home are not a substitute for a home security system or monitoring company. See sales consultant for details regarding Pulte Smart Home features and costs. Photograph is for illustrative purposes only and is not an actual representation of any features or designs of a specific home or features offered. This material shall not constitute a valid offer in any state where prior registration is required or if void by law. © 2018 PulteGroup, Inc. All rights reserved. March 2018.

EQUAL HOUSING OPPORTUNITY