

# FIRANO

## AT NAPLES



**Toll Brothers**  
 America's Luxury Home Builder™

NOTE: This plan has been created for illustrative purposes only. It does not identify any lots, acre encumbrances or restrictions. All dimensions, as well as actual locations of landscaping structures, and parking facilities may vary. Please consult with your Toll Brothers Sales Representative for additional information.

**GRACIOUS LIVING**

- Private, gated community
- Lake or preserve views from most home sites
- Elegant exterior detailing to enhance the beauty of your home
- Eight-foot-raised-panel entry doors with transoms or sidelights
- Private study in select models
- Recreational complex including state-of-the-art fitness center and clubhouse
- Resort-style pool and sundeck area with spa
- Coffered ceilings in living room, dining room, family room, great room and master bedroom in select models
- Screened lanai with light texture finish

**DESIGNER INTERIORS WITH LUXURY FEATURES**

- Selection of 13" x 13", 16" x 16", or 18" x 18" ceramic tile in foyer, kitchen, breakfast area, family room and laundry room
- Eight-foot six-panel colonial-style interior doors
- Decora® rocker-style switches throughout and recessed light fixtures per floorplan
- Tinting on all windows and 8' sliding glass doors
- Rounded drywall corners with knockdown texture
- Smooth finish walls in kitchen, breakfast area and bathrooms
- Designer Progress® light fixtures in dining room, breakfast area and foyer
- Stain-resistant carpeting in a choice of decorator colors
- Lever door handles throughout
- Lanai, bedrooms and family room or great room pre-wired for ceiling fans

**MAGNIFICENT KITCHENS**

- Convenient pantry with abundant storage
- Quality, white GE® appliances including self-cleaning wall oven, cooktop, microwave, dishwasher, and 25 cubic-foot side-by-side refrigerator with convenient delivery of ice cubes, crushed ice and chilled water through the door
- Spacious, separate breakfast area
- Raised-panel, concealed-hinge cabinetry
- Corian® countertops with tile backsplash
- Double-bowl sink with white Kohler® faucet and separate pull-out spray
- Beautifully crafted 42" wall cabinets in a wide choice of wood or laminate finishes
- Pull-out drawers in lower cabinets

**SUMPTUOUS BATHS**

- Spacious showers with glass enclosure and 6" x 6" tile
- Lavish master bath with Roman soaking tub, separate shower, his-and-her sinks and cultured marble tops
- 13" x 13" or 16" x 16" tile flooring in your choice of colors
- Kohler® pressure balance tub and shower valves
- Raised-panel vanities with 42" full-length mirrors over each vanity

- Elongated commodes
- Private commode area in select models

**CONSTRUCTION HIGHLIGHTS**

- Elegant architectural cement tile roof
- Low-maintenance aluminum windows, fascia and soffits
- Design and construction energy engineered by Toll Brothers for economy and fuel efficiency
- Energy-efficient R-30 ceiling construction
- Epoxy finish on garage floor
- Crack suppressant under tile
- Structured media center with GE® Smart Connection for low voltage wiring

**CONVENIENCES**

- Attached private garage with door opener, two remotes and external keypad
- Alarm system in all homes with a signed monitoring agreement
- Designer 8' steel entry doors with dead bolt front entry lock
- Large capacity GE® washer and dryer with hookup and laundry tub
- Heavy duty GE® garbage disposal
- Electric door chime and smoke detectors
- 50-gallon water heater
- Each home is professionally cleaned prior to settlement
- Humidistat

**LANDSCAPING AND IMPROVEMENTS**

- Beautiful custom-designed landscape package with trees, shrubs and sod
- 100% automatic irrigation
- Attractive paver driveways and walkways with choice of color, pattern and design
- Lawn maintenance provided by the homeowners association

**QUALITY ASSURANCE AND WARRANTY**

- Our quality program starts at design inception with the creation of precise construction drawings, specifying high-quality materials, all the way through to on-site supervision by experienced project managers and construction managers.
- First home buyer orientation 5-7 days prior to settlement
  - Second home buyer orientation prior to settlement ensures work is complete
  - Ten-year limited warranty program

**CUSTOMIZING SERVICE**

- Pre-priced options permit a full range of additional customizing to fit your particular needs: marble floors, granite countertops, stylish pool and spa designs, wet bars... and many more!
- Professional interior color selection assistance at the Toll Brothers Regional Design Center

Your new Toll Brothers home at **FIRANO AT NAPLES** is unequalled in design and delivered value.