

**YOUR LIFE.**  
**YOUR STORY.**  
**YOUR HOME.**



Icon+

Fitzpatrick Homes



# Icon+

## FEATURES

Items in bold indicate the Icon+ “LUXURY DREAM” package of included features by Fitzpatrick Homes. These are different from the standard features included in the Icon homes built by Florsheim Homes. As well, all Icon+ homes include a 3-Car garage standard! Enhanced exteriors showcase architect selected masonry which creates a terrific curb appeal.

### ARTFUL EXTERIORS

- Distinctive Traditional, Spanish, Regency & Cottage exteriors
- Dramatic single-story and two-story floorplans
- Architect selected exterior color schemes
- Designer selected coach light fixtures (per plan)
- One coat stucco (light lace finish) with AcryShield® Primer and Acrylic Elastomeric Paint
- Flat or “S” style (per elevation) concrete tile roofing
- Boxed soffits and full rain gutters with downspouts
- Drought tolerant front yard landscaping with automatic irrigation system
- Stylish 8’ front door (per elevation)
- **Kwikset® Tavaris Satin Chrome front door handle set and deadbolt**
- **Three car enclosed garage**
- Drywall and taped at garage interior
- Recessed can lights at front porch and entry (per elevation)
- Architectural style sectional metal garage door with window panels (per elevation)

- **Garage door opener with 2 remotes at 2 car garage, 3rd car garage opener (optional)**
- Illuminated address sign
- Rear and side yard fencing with gate
- Downspouts tied to underground drainage
- Two conveniently located hose bibs
- **Andersen® vinyl windows with designer selected colors (White, Bronze & Terratone)**
- Screens in all windows & sliders with self-latching handles

### LUXURIOUS LIVING

- Innovative floorplans with 9’ ceiling height throughout (Except Plan 3X which has 8’ ceiling height upstairs)
- State-of-the-art spaces including optional Lofts, California Rooms, Decks, Dens, Flex Space and Game Room
- Hand-set ceramic tile at Entry Foyer
- **Kelly-Moore® two-tone interior paint throughout**
- **Riverside interior doors (Elevation A & B), Logan interior doors (Elevation C & D)**
- **Interior door hardware Kwikset® Sydney Satin Chrome Levers**
- **5 ¼” Craftsman eased edge baseboards with 2 ¼” Craftsman eased edge casings**
- **Ceiling fan at Great Room and Primary Bedroom**
- **Designer selected light fixtures, including Secondary Bedrooms**
- Craftsman style handrails with square painted balusters
- Rocker style light switches
- Bullnose drywall outside corners (except at windows)
- **Window stool, apron, fully cased and trimmed closet openings**
- Elegant finish wood top on Lower Linen & Drop Zone seat (per plan)
- **Quality carpeting with 7/16” 6 lb. pad**
- Fire sprinkler system throughout
- Second story sub-floor with 1 1/8” plywood, glued and nailed
- Engineered roof and floor trusses
- Hardwired smoke detectors and carbon monoxide detectors (per code)

### GOURMET KITCHENS

- **Granite countertop with 6” backsplash**
- **Attractive cabinets with Shaker recessed panel doors with designer stain(s), including melamine interiors and Euro hinges**
- Pullout bread board
- Spacious island with eating bar
- Built-in pantry to match cabinets
- **Stainless steel sink with InSinkErator® garbage disposal**
- **Stylish Delta® Artic Stainless pulldown faucet**
- **Stainless Steel Frigidaire® appliances**
- Pre-plumbed for icemaker
- LED recessed can lighting
- Attractive vinyl flooring





## PRIMARY BEDROOM SUITE & BATH

- Elegantly designed, featuring private Primary Bath and walk in closets
- Architect perfected bath layouts with separate shower and tub
- Large soaking tubs (plans 1, 3, 3X & 5), free standing tub (plans 2 & 4)
- **Hard surface vanity top with custom undermount sinks**
- **Designer tile flooring**
- Hard surface shower and tub surrounds (per plan) with clear glass enclosure
- **Stylish Delta® Chrome Fixtures**
- **Elegant lighting over framed vanity mirrors**
- Chrome bath hardware

## SECONDARY BATHROOMS

- **Hard surface vanity top with custom undermount sink(s)**
- **Luxurious tub/shower with hard surface surrounds and chrome crescent shower rod**
- Showers (per plan) featuring hard surface surrounds and clear glass enclosure
- **Stylish Delta® Chrome fixtures**
- **Designer chrome light fixture over framed vanity mirror**
- Chrome bath hardware
- **Attractive tile flooring**

## LAUNDRY ROOM

- Standard base cabinet (plans 2, 4, & 5)
- Standard upper cabinets (plans 1, 3, 3X & 5)
- **Attractive tile flooring, including Drop Zone**

## ENERGY EFFICIENCY & TECHNOLOGY

- Solar Electric System
- Cool roof per Title 24
- Dual pane low E vinyl windows with decorator grids (front and side only per plan)
- Quality fiberglass insulation per Title 24
- ENERGY STAR® qualified appliances for ultimate savings
- High efficiency central heating (95% AFUE) and air conditioning (16 SEER & 13 EER), with R-6 duct insulation
- ERV Fan
- 92% Efficient tankless water heater
- Water-efficient plumbing fixtures, including toilets and shower heads
- LED lighting
- Weather sensing irrigation timer (front yard only)
- Programmable setback thermostat
- Centralized media panel with necessary modules and dual media drop
- Dual Media and CAT5 at Primary Bedroom & Great Room
- Cable outlet in Secondary Bedrooms
- Phone outlet at Primary Bedroom and Kitchen
- Below attic deck insulation with improved efficiency
- Heat Recovery Fan

## WARRANTY

- 1 Year Fit and Finish Warranty
- 2-10 Home Buyers Warranty (10 Year Structural)



## POPULAR OPTIONS

- Decks, Dens, Lofts and California Rooms
- Upgraded Front Door with Windows
- Upgraded Stair Rail Designs
- Fireplaces
- French Doors
- Cabinet Styles



## RESIDENCE 2 THE CHANDELIER

1903 SF - 2002 SF | 4 Bedroom | 2.5 Bath

Dining | Great Room | 3 Car Garage | Two Story



SPANISH  
2A



REGENCY  
2B



COTTAGE  
2C



TRADITIONAL  
2D





## RESIDENCE 2 - THE CHANDELIER



### Plan Options Include

- A** Expanded Great Room **B** California Room **C** Flex Space **D** Loft
- E** Expanded Primary Walk-In Closet **F** Deck



## RESIDENCE 3 THE MASTERPIECE

1944 SF | 4 Bedroom | 3 Bath

Dining | Great Room | 3 Car Garage | Single Story



SPANISH  
3A



REGENCY  
3B



COTTAGE  
3C



TRADITIONAL  
3D



# RESIDENCE 3 - THE MASTERPIECE



## Plan Options Include

**A** Den **B** Formal Dining **C** California Room **D** Media/Flex Space

Fitzpatrick Homes reserves the right to make modifications to elevations, floorplans and features without notice. Elevations and floorplans are artists' conceptual drawings and show upgraded landscaping. Square footages are approximate and vary per elevation and options chosen. Porches, windows and room configurations vary per plan and elevation. Garage doors shown depict standard windows; however, front doors are sometimes shown with optional window upgrades and patterns. Quantity and placement of exterior coach lights may vary, depending on plan and masonry.



## RESIDENCE 3X THE GRAND MASTERPIECE

2553 SF | 5 Bedroom | 4 Bath

Dining | Great Room | Loft | 3 Car Garage | Two Story



SPANISH  
3XA



REGENCY  
3XB



COTTAGE  
3XC



TRADITIONAL  
3XD



# RESIDENCE 3X - THE GRAND MASTERPIECE



## Plan Options Include

- A** Den **B** Formal Dining **C** California Room **D** Media/Flex Space **E** Bedroom 6 and Bonus Room
- F** Bedroom 6 **G** Primary Suite **H** Bonus Room & Loft



## RESIDENCE 4 THE REFLECTION

2473 SF - 2885 SF | 5 Bedroom | 3.5 Bath

Dining | Great Room | 3 Car Garage | Two Story



SPANISH  
4A



REGENCY  
4B



COTTAGE  
4C



TRADITIONAL  
4D





## RESIDENCE 4 - THE REFLECTION



## Plan Options Include

- A** Den with Powder **B** California Room **C** Optional Game Room with Powder  
**D** Bedroom Suites with Full Bath **E** Optional Junior Suite with Bath 4 **F** Loft **G** Deck at Primary Bedroom

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## RESIDENCE 5 THE UPTOWN

2983 SF - 3151 SF | 4 Bedroom | 3 Bath | Dining | Great Room  
Gathering Room | Loft | 3 Car Garage | Two Story



SPANISH  
5A



REGENCY  
5B



COTTAGE  
5C



TRADITIONAL  
5D





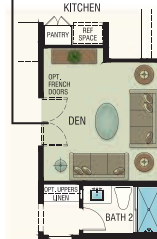
# RESIDENCE 5 - THE UPTOWN

Modeled



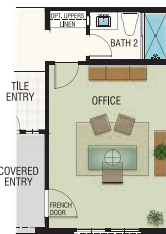
**C** Optional California Room

Optional French Doors

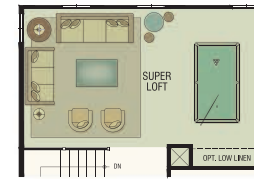


**B** Optional Den (Replaces Formal Dining)

Modeled



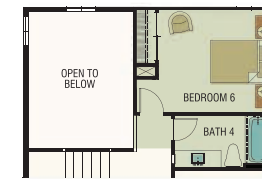
**A** Optional Office (Replaces Bedroom 4)



**G** Optional Super Loft (+168 SF)



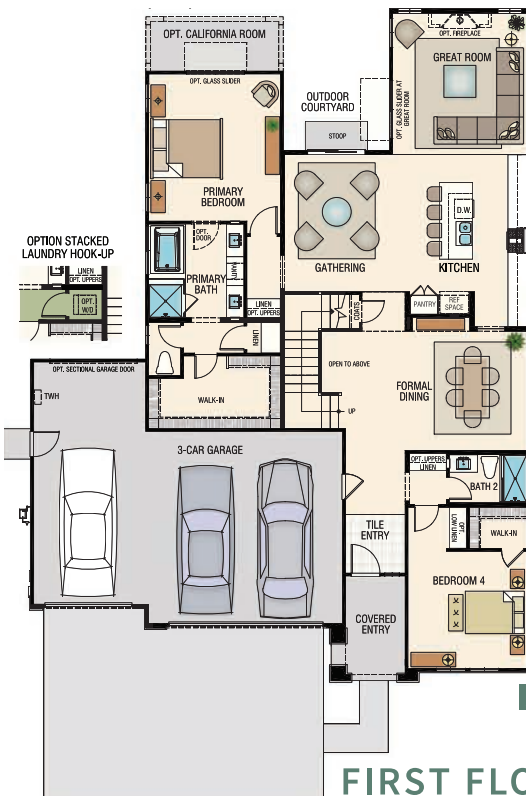
**F** Optional Bonus Room & Bedroom 5 (+168 SF)



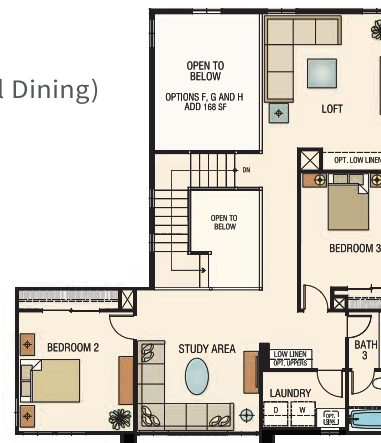
**I** Optional Bedroom 6 with Bath 4



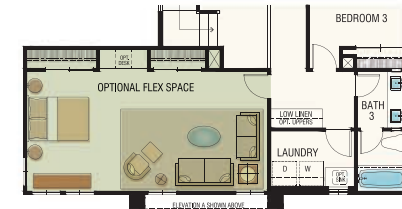
**H** Optional Bedroom 5 & 6 with Bath 4 (+168 SF)



FIRST FLOOR



SECOND FLOOR



**E** Optional Flex Space

## Plan Options Include

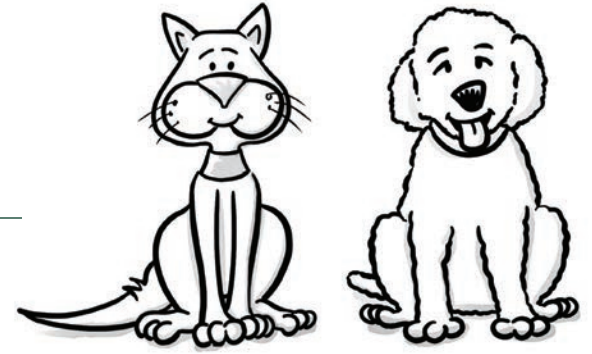
- A** Office **B** Den **C** California Room **D** Option D (part of standard plan) **E** Flex Space  
**F** Bonus Room & Bedroom 5 **G** Super Loft **H** Bedroom 5 & 6 with Bath 4 **I** Bedroom 6 with Bath 4



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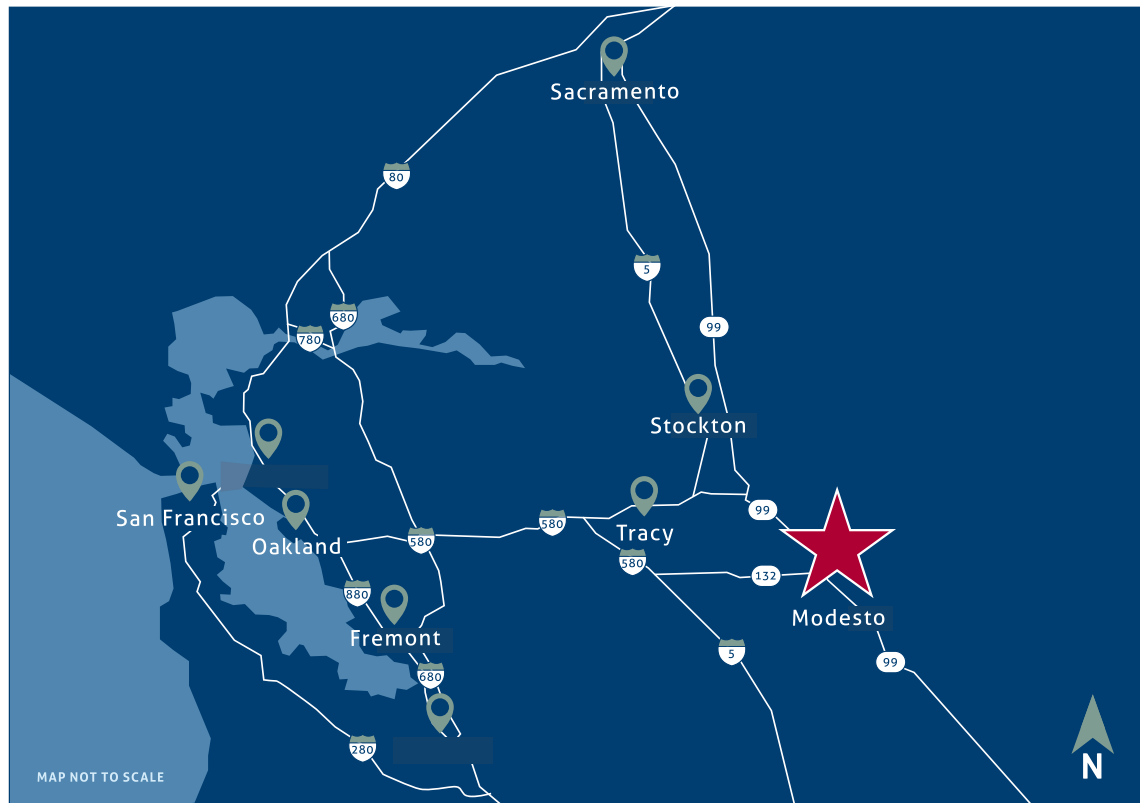
# NOTES



STELLA THE CAT

SIMON THE DOG





Founders Point

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Icon+

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