



Circuit Florida Condominiums

Monaco Floor Plan

Design Features



Circuit Florida, Inc.
150 Raceway Drive
Auburndale, FL 33823



EXTERIOR

- Modern designed **Autominiums**
- 8 x 16 masonry exterior walls
- Steel roof deck with steel bar joists
- Expertly designed exterior façade with combination stucco, decorative stone, and fiber cement panels
- Low-E glass for increased energy efficiency
- Insulated 10 FT high garage doors with automatic door openers
- TPO roof system with R-19 foam board insulation
- Fiber cement fascia and soffit with aluminum gutters and downspouts
- Outdoor sconce and/or downlights near exterior doors
- Outside convenience electrical outlet and water hose bibb for each unit
- Separate water and electrical service for each unit
- Spectrum internet and streaming TV included within monthly condo association fee
- Energy-saving insulated exterior fiberglass exterior doors with lever door hardware including a deadbolt for added security
- Dedicated front driveway with decorative pavers
- Second floor balcony
- Attractively landscaped and maintained common areas throughout community
- Buyer warranty including 36 months for electrical and plumbing, 60 months for HVAC equipment, 60 months for structural, and 12 months for general workmanship

INTERIOR

- 100 amp (small unit) or 150 amp (large unit), 120/240 volt, single phase electrical service
- Fiber optic wiring installed into building and ready for cable TV, internet, security or music
- LED ceiling lights throughout and light switches at each door, top of mezzanine, bathroom and outdoor sconce lights @ exterior doors and balcony, and stairway sconce emergency lighting
- Electrical outlets every 20 feet within garage, two convenience outlets within mezzanine, plus at refrigerator, kitchenette countertop
- Smoke detectors, carbon monoxide detectors and fire extinguishers on both floors
- **AO Smith** (or equivalent) 30-gallon hot water heater

GARAGE

- 6" thick steel or fiber-reinforced, 4000 psi concrete slab with 6 mil moisture barrier underneath
- Fully insulated and conditioned garage with dedicated, high efficiency HVAC unit and thermostat
- Polished concrete floor
- Over 22 FT high of interior space
- Two finish coats of premium **Sherwin Williams** paint on all CMU walls
- Bathroom with shower
 - **Kohler** or **Duravit** Toilet – Comfort height with soft close, elongated toilet seat
 - 3 cm granite countertop, shaker style white/grey painted cabinets, modern sinks and faucet
 - Decorative mirror and vanity lighting
 - Exhaust fan w/ auto moisture sensing capability
 - Bathroom accessories including towel rack(s) or hooks, and toilet paper holder
 - Ceramic wall tile to ceiling height in shower w/ recessed opening for soap/shampoo
 - Tiled shower floor & drain with deluxe shower head
 - Euro glass shower door and window with ½ thick, **Enduroshield** finish
- OPTIONAL Workstation – See Builder
Includes lower/upper metal cabinets, durable countertop and utility sink



- Second Floor Steel Mezzanine with Floating Stairs and Modern-Style Railing

- I-Beam design
- *ResinDek* sub floor
- Luxury vinyl plank (LVP) flooring

- Kitchenette w/ Sink

- Factory painted shaker style wood cabinets in white or grey
- 3 cm granite countertops w/ backsplash
- Refrigerator
- **Elkay** (or equivalent) stainless steel sink w/ faucet
- Under cabinet lighting (upper cabinets)

OPTIONAL: Upgraded, contemporary Shaker style cabinets with choice of colors – [See Builder](#)

OPTIONAL: Premium Flat Faced European style laminated cabinets with color choice – [See Builder](#)

OPTIONAL: Temperature controlled glass-enclosed wine vault and/or dry bar – [See Builder](#)

OPTIONAL: Quartz countertop – [See Builder](#)

- (OPTIONAL) Mezzanine w/ Permitted Overnight Stays

Provides a one-hour fire separation between the Garage and Second Floor/Mezzanine

ADD \$12,000 (Small Unit) or \$18,400 (Large Unit)

- Wood framed second floor in lieu of steel mezzanine
- Lower drywall ceiling with two layers of 5/8" finished drywall and surface mounted 1x4 LED lights
- Metal framed wall separation with 5/8" sheetrock between second floor and garage
- Interior windows overlooking garage from second floor mezzanine
- Smooth, painted drywall
- HVAC ducted (spiral metal duct) within second floor area with required fire damper