



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 11' 8" 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
- Separate water and electrical service for each unit
- Spectrum internet and streaming TV included within monthly condo association fee
- Energy-saving insulated exterior fiberglass or steel 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 includes 36 months for electrical and plumbing, 12 months for HVAC equipment, 60 months for structural, and 12 months for general workmanship

INTERIOR

- 150 amp (small unit) or 200 amp (large unit), 120/240 volt, single phase electrical service, provides excess electrical capacity for future use
- 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 throughout garage and mezzanine, plus at refrigerator and kitchenette countertop
- Smoke detectors, carbon monoxide detectors and fire extinguishers on both floors
- **AO Smith** (or equivalent) 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 or epoxy concrete floor (selected by Builder)
- Interior building height suitable for two-car lift under mezzanine or second floor
- Two coats of premium **Sherwin Williams** paint on all CMU walls
- Garage mop sink w/ hot and cold water
- 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 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 for Pricing
Includes lower/upper metal cabinets and durable countertop



- 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 for Pricing](#)

OPTIONAL: Premium Flat Faced European style laminated cabinets w/ color choice – [See Builder for Pricing](#)

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

OPTIONAL: Quartz countertops – [See Builder for Pricing](#)

- (OPTIONAL – See Builder for Pricing) Mezzanine w/ Permitted Overnight Stays
Provides a one-hour fire separation between the Garage and Second Floor/Mezzanine
 - 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
 - Framed wall separation with 5/8" sheetrock between second floor and garage
 - Interior windows overlooking garage from second floor mezzanine
 - Painted drywall
 - HVAC ducted (spiral metal duct) with required fire damper