

Palm Coast Homes Construction - Modern Homes Builder

Construction License
CRC1331313

210 Old Kings Rd. S. • Suite 300 • Flagler Beach, FL 32136 • (386) 517-6767

Courtyard, Alexandria, Mila, Lana and Irina models Specifications List.

Site Work and Structural Features

- Site clearing up to 10,000 sq. ft. and fill dirt allowance of up to 20 loads
- Up to 7000 sq. ft. St. Augustine sod,
- 4 Zone irrigation system and landscaping
- Culvert for driveway per plan
- 3000 PSI with fiber Concrete driveway and walkway
- Steel reinforced monolithic foundation
- Engineered roof truss system withstands 140 mph wind
- Hurricane straps set in continuous steel tie beam
- Mildew and fungus resistant fiberglass dimensional roof shingles with 25 year manufactures warranty
- 9'4" height ceilings with trays up to 13'4" per plan.
- Maintenance free aluminum fascia and vinyl soffit
- Visqueen vapor barrier below monolithic slab
- Encompass by Pella double pane, insulating low E, easy care vinyl, single hang windows
- Fixed glass tempered windows per plan.
- Subterranean termite treatment of the entire footprint of the home, under the slab and around the exterior
- 9'4" Concrete block walls with hurricane straps

Exterior Features

- Cement textured exterior walls
- Garage coach lights
- Two colors Sherwin Williams paint throughout exterior
- Covered and screened lanai per plan with exit door

Warranties

- 10 year Bonded Builders Structural Warranty
- 5 year manufactures warranty on entire A/C system, compressor and heat pump
- 1 year manufactures warranty on all major appliances
- 1 year renewable termite bond on soil treatment

Home Features

- Knock down ceilings & orange peel wall textures
- Two colors Sherwin Williams paint throughout interior
- Ceramic or porcelain tile flooring allowance
- Engineered wood or Laminate flooring 10-12mm allowance per plan
- Walk in closets with lights per plan
- Designer light package
- Tray ceiling per respective plan
- Ceiling fan pre-wire, cable, phone pre-wires, smoke detectors and carbon monoxide detector per plan
- 4" crown molding in upper trays per plan
- Covered lanai ceiling fan included per plan
- Oversized 2 car garage with 8' high door opening
- Stained garage and covered lanai floor
- Automatic garage door opener
- Sliding Encompass Pella glass or French doors per plan
- Pull down stairs for easy attic access
- Exterior hose bibs per plan
- Landry room utility sink
- Bathroom fans ducted to exterior
- Tiled showers per plan
- Rain head, handheld magnetic shower heads in master bathroom, tiled seat and build in niche.
- Frameless tempered glass shower enclosure per plan
- Designer mirrors, shelving and other accessories
- Tub in the bathroom per plan
- Wall tile around the tub.
- Exhaust fans in all bathrooms
- Masonite "Riverside" paintable interior doors 6'8" or 8' per plan specs.

Kitchen

- 42 "Kitchen cabinets by CNC factory "Chestnut" with granite countertops of 10 customer choices
- Pantry per plan
- Appliance package: Kenmore stainless steel
 - ✓ Range
 - ✓ Energy saving dishwasher
 - ✓ Energy saving refrigerator
 - ✓ Microwave
- Ice maker water line for refrigerator
- Garbage disposal unit
- Double compartment stainless steel sink with quality faucet and sprayer

Energy Saving Features

- Energy efficient 16 SEER A/C unit per side
- R-38 Ceiling insulation over A/C space
- Concrete block filled cell foam insulation
- R-11 Exterior walls
- 50 gallon energy saving water heater per unit
- Insulated fiberglass slab exterior door
- Programmable digital thermostat

City of Palm Coast Water and Sewer Connection fees (up to 6,500.00) Surveys, All Building Permits, City and Government, Architectural Drawings and Builders Risk Insurance are included. Lot is not included.

*Specific features may vary by Plan. All Features and Specifications are subject to change.

*Custom changes will be priced additionally and added to the existing price list

* All houses East from I-95 required by code hurricane proof windows or shutters