

Downtown, Midtown and Lana Basic 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. Bahia sod 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 11'4" per plan
- Maintenance free aluminum fascia and vinyl soffit
- Visqueen vapor barrier below monolithic slab
- Encompass by Pella double pane, insulating with argon low E, easy care vinyl, single hang windows
- 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
- Cement textured exterior walls

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
- One color Sherwin Williams paint throughout interior
- Ceramic tile flooring (17 x 17 or 18 x 18)
- Laminate flooring 8-10mm 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
- Oversized 2 car garage.
- Automatic garage door opener
- Sliding Encompass Pella glass doors per plan
- Pull down stairs for easy attic access
- Exterior hose bibs per plan
- Bathroom fans ducted to exterior
- Tiled showers per plan
- Framed glass shower door per plan
- Designer mirrors, shelving and other accessories
- Steel tub in the bathroom per plan
- Wall tile around the tub.
- Exhaust fans in all bathrooms
- Masonite "Riverside" interior door per plan specs.
- Covered and screened lanai with exit door per plan

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
- R-30 Ceiling insulation over A/C space
- 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) All Building Permits, City and Government impact fees. Surveys, Architectural Drawings 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