

Palm Coast Homes Construction

Construction License
CRC1331313

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

Golden Series Specifications List

Site Work and Structural Features

- Site clearing up to 10,000 sq. ft. and fill dirt allowance up to 30 loads
- Up to 7000 sq. ft. Bahia sod and landscaping
- Culvert pipe 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 "Oakridge" roof shingles
- 9'4" height ceilings with trays up to 11'4" per plan
- Maintenance free aluminum fascia and vinyl soffits bronze color.
- Visqueen vapor barrier below monolithic slab
- MI 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
- Two colors Sherwin Williams paint throughout interior
- Tile & Laminate flooring allowance
- Walk in closets with lights per plan
- Designer light package allowance
- Tray ceiling per respective plan
- Lever door handles
- Colonial style baseboards
- 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 MI glass doors per plan
- Wooden pull down stairs for easy attic access
- 3 Exterior hose bibs per plan
- Bathroom fans ducted to exterior
- Bathroom faucets chrome by Moen
- Tiled showers per plan
- Framed glass master shower door per plan
- Designer mirrors, shelving, and bathroom hardware
- Steel tub in the 2nd bathroom per plan
- Wall tile around the tub.
- Exhaust fans in all bathrooms
- Masonite "Riverside" interior door 6'8" and 8' per plan specs.
- Covered and screened lanai with door per plan

Kitchen

- 42" Kitchen cabinets by CNC factory "Shaker White" with granite countertops in choice of colors
- Pantry per plan
- Appliance package: 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 Chrome faucet and sprayer

Energy Saving Features

- Energy efficient 16 SEER A/C unit
- R-30 Ceiling insulation over A/C space
- 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 \$6,200.00) 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