

# Included Features

## PALM COAST COMMUNITY FEATURES

- \$6,265 allowance for city/county impact fees (\$11,801 allowance for Duplex city/county impact fees)
- Clearing, grading and fill with acceptable bore test\*
- Fully sodded homesite using drought resistant Bahia sod and professionally designed landscape package

## ADDED VALUE

- Surveys - boundary, form board, foundation and final survey. Does not include any flood zone studies or analysis.
- Building permits, soil tests, compaction and density tests
- Bora-Care Termite Treatment with a renewable termite bond with \$1,000,000 repair and retreat coverage.
- All footings are steel reinforced with #5 rebar, with a 4 inch 3000 PSI concrete fiber reinforced monolithic slab with 6 mil visqueen vapor barrier
- Reinforced concrete block and masonry construction with cementitious textured finish (wood frame where necessary)
- 3000 PSI reinforced perimeter bond, tie beam, lintels, headers, porch columns and vertical wall reinforcements
- Poly foam adhesive seal at each exterior wall penetration
- Engineered anchoring systems at all bearing partitions
- 30 year premium algae-resistant dimensional fiberglass roof shingles
- Hardwired smoke/carbon monoxide detectors with battery back-up in all bedrooms, main living area and hallways outside bedrooms (per plan)
- Ceiling fan pre-wires in Bedrooms, Family Rm or Great Rm, Den/Study and lanai (per plan)
- Recessed in-wall washing machine water supply controls and 220V dryer outlet
- Air handler suspended from garage ceiling to maximize floor space (per plan)
- 200 AMP electrical service copper wire distribution system
- Two (2) 110 volt weatherproof electrical GFI outlets (per plan)

## ELEGANT INTERIORS

- Recessed and vaulted ceilings (per plan)
- Rounded drywall corners in main living areas (per plan)
- Knockdown finish on ceilings and orange peel finish on interior walls
- Level I tile floors in foyer, kitchen, bathrooms and laundry areas with underlayment to help prevent cracking
- Mohawk® Level I designer, stain resistant carpet in choice of colors with 7/16", 6lb. re-bond padding in main living areas and bedrooms
- Masonite® Raised-panel interior doors with colonial trim
- LED Recessed ceiling lights with white baffle trim (per plan)
- Decorative light fixtures from Progress Lighting®
- Pre-wired CAT-5 telephone outlets in Bedrooms, Kitchen, Den/Study and Family Room or Great Room
- Pre-wired RG-6 satellite compatible television outlets in each Bedroom, Den/Study and Family Room or Great Room
- Sherwin Williams® Premium low VOC white acrylic paint interior wall and ceiling paint for improved indoor air quality
- Sherwin Williams® Premium low VOC white interior trim paint for improved indoor air quality
- Marble window sills
- Vinyl-coated, ventilated closet shelving
- Kwikset® keyed entry locks and deadbolts on exterior hinged doors (per plan)

## IMPRESSIVE EXTERIORS

- Sherwin Williams® 100% acrylic masonry sealer and satin paint on exterior walls and trim
- Overhead Door® wind loaded raised panel garage door
- 4' wide concrete walkway and 18' wide concrete driveway with broom finish & tooled edges (32' on Millstone Duplexes)
- Recessed rain stop at threshold of garage door(s)
- Two (2) exterior hose bibs
- Minimum 2x6 sub-fascia for stronger bridging with 16" overhangs and vinyl soffits (12" overhang on gables)

## ENERGY AND MONEY SAVING ADVANTAGES

- R-38 ceiling insulation over living areas
- ¾" thick rigid foam insulation with ¾" air space resulting in R-8.8 insulation rating at all exterior block walls
- Single hung vinyl low-e windows with clear, double paned glass (obscure glass in bathrooms). Vinyl screens installed on all operable windows and sliding glass doors (per plan)
- Masonite® rust proof, dent proof, insulated fiberglass exterior front entry door(s) with adjustable thresholds (per plan)
- Maintenance-free aluminum fascia with vented vinyl soffits
- Carrier® energy efficient 15 SEER HVAC system with heat pump and scroll type compressor
- Air conditioned walk-in closet(s) (per plan)
- 50 gallon water heater
- Water conserving toilets and shower heads
- Pre-wired for garage door opener and coach lights

## LUXURIOUS BATHS

- Designer style raised panel vanity cabinets in oak or maple
- Granite countertops in choice of colors with drop-in sinks
- Moisture-proof cement board to 7' height in showers, tile to 84" (per plan)
- Elongated china commodes
- Mirrors over vanities
- Moen® vanity sink faucets and anti-scald shower valves with lifetime chrome finish in all baths
- Elustra Window Sills and knee wall caps in Master Bath (per plan)
- Ceramic tile shower with clear shower doors with chrome frame in master bath (per plan)
- Guest bath(s) with steel tubs with ceramic tiled shower walls

## SPLENDID KITCHENS

- Designer style raised panel cabinets with 30" wall cabinets
- Level I granite countertops in choice of colors with stainless steel undermount sink
- Moen® single-lever faucet and separate side sprayer
- Samsung® Stainless Steel 5 element smooth top electric range with self-cleaning oven
- Built-in Samsung® Stainless Steel microwave/hood combination vented outside for maximum ventilation
- Samsung® Stainless Steel dishwasher
- Insinkerator® 1/3 garbage disposal
- Pre-plumbed ice maker line with recessed valve
- Spacious pantry (per plan)

## ADDED BENEFITS

- Personalized meeting with an Interior Designer at our Design Studio to help you create your one-of-a-kind dream home
- New-Home Orientation with your construction manager
- Comprehensive 1 year workmanship, 2 year systems and 15 year structural warranty through 2-10 Home Buyers Warranty® Corporation plus manufacturer's warranties (as applicable)

\*Fill is up to 40 loads of fill for homesite with approved bore test. Does not apply to fill required due to removal of organic or de-muck materials. Survey work required to establish base flood elevations are not included. Our policy of continual attention to design details and construction techniques requires that all floor plans, dimensions, specifications, and brand names are subject to change without notice, or obligation. Prices do not include water sewer connection fees or closing costs. Home prices and features based on 25' front setback and up to 10,000 sq. ft. lot 1/14/2020 CGC 1518372

