

# Pricing



## Grand Haven

### Architectural Style

Model	Bed/ Bath	Living Area	Total Area	A	B	C	D
Turnberry	2/2/Study	1,960	2,581	\$357,900	\$362,900	N/A	N/A
Birkdale	3/2/Study	2,181	2,858	\$372,900	\$373,900	N/A	N/A
Pebble Beach	3/2/Study	2,327	3,020	\$385,900	\$389,900	\$392,900	N/A
Pine Valley	4/2/Study	2,511	3,175	\$406,900	\$415,900	N/A	N/A
Oakmont	3/2/Study	2,312	3,285	\$414,900	\$416,900	N/A	N/A
Pinehurst	3/3/Study	2,474	3,354	\$444,900	\$448,900	N/A	N/A
Muirfield	3/3/Study	2,620	3,467	\$425,900	\$426,900	\$429,900	\$431,900
Bethpage	4/3/Study	2,664	3,488	\$443,900	\$444,900	N/A	N/A
Sawgrass	3/3/Study	2,640	3,695	\$462,900	\$463,900	N/A	N/A
St. Andrews	3/3/Study + Loft	2,849	3,885	\$545,900	\$546,900	N/A	N/A
Muirfield w/Bonus	3/4/Study + Bonus	3,240	4,236	\$559,900	\$560,900	N/A	N/A
Sawgrass w/Bonus	3/3/Study + Bonus	3,187	4,328	\$573,900	\$574,900	N/A	N/A

*\*\*All Elevations are subject to review and approval by the Community Architectural Review Board (ARB) and any required changes to meet the ARB Guidelines may result in additional costs.*

Our policy of continual attention to design detail and construction techniques requires that all floor plans, dimensions, specifications, and brand/plan names are subject to changes without notice or obligation. All marketing materials contain artist/conceptual renderings and may show features that are separately priced options. Prices do not include city/county impact fees; water/sewer connection fees; construction financing fees; site development costs; closing costs; septic tank or private water services; model décor or furnishings; or survey work required to establish base flood elevations. Home prices are based on 25 ft front setback. Free site evaluations are available. Prices, terms, and availability are subject to change without notice or obligation.

Rev 5/16/2024



# Included Features



## GRAND HAVEN ON YOUR LOT

- Build on your lot or ours
- Protective storm panels for windows and glass door openings
- Decorative banding around all windows
- Professionally designed landscape package with \$13,000 allowance including plantings, sod, trees, shrubs, mulch and five-zone automatic controller and rain sensor gauge
- Free homesite evaluation available
- ARC Review Fee
- All required building permits and Surveys - boundary, form board, foundation, and final survey. Does not include any flood zone studies or analysis
- 4 ft wide concrete walkway and 18 ft wide concrete driveway with broom finish & tooled edges
- Up to 120 SF of public sidewalk included
- Textured acrylic finish on std. exterior patio or covered lanai (per plan)

## PAD AND FOUNDATION

- 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 in. 3000 PSI concrete fiber reinforced monolithic slab with 6 mil visqueen vapor barrier
- Recessed rain stop at threshold of garage door(s)

## EXTERIOR WALLS AND FINISHES

- 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
- Exterior architectural banding, quoins and keystones are with cementitious textured finish (per plan)
- Second floor exterior walls, if applicable, shall have 2x4 studs spaced 16 in on center; nom. ½ in. 4 ply plywood sheathing; house wrap, expanded metal lath, reinforced exterior cement finish and hurricane anchorage meeting code requirements
- Sherwin Williams® 100% acrylic masonry sealer and satin paint on exterior walls and trim

## ROOF AND INSULATION

- Roof trusses engineered for 130 mph wind load
- Trusses are web-braced, cross-braced and laterally braced
- Minimum 2x8 sub-fascia for stronger bridging with 12 or 16 in. overhangs on long spans to avoid soffit sagging and waving (12 in. overhang on gables)
- Roof sheathing is of nominal ½ in., 4 ply, CDX plywood
- Aluminum fascia and continuously vented soffit
- R-38 batt insulation over air-conditioned areas for maximum coverage
- R-13 batt insulation in garage wall adjacent to house
- ¾ in. thick rigid foam insulation with ¾ in. air space resulting in R-8.8 insulation rating at all exterior block walls
- Poly foam adhesive seal at each exterior wall penetration

## FRAMING, WINDOWS AND DOORS

- All wood interior framing studs and furring strips spaced 16 in. on center
- Extra blocking at windows and sliding glass doors for easy installation of window treatments
- All vertical to horizontal concealed spaces are fire-blocked
- Engineered anchoring systems at all bearing partitions for added wind upload resistance
- 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)
- Mullions on windows of front elevation (between double panes) (per plan)
- Masonite® 8 ft tall rust proof, dent proof, insulated fiberglass exterior front entry door(s) with single full light clear glass with adjustable thresholds (per plan)
- 8 ft tall sliding glass doors with white aluminum frames, clear, insulated low-e glass
- Overhead Door® wind loaded raised panel garage door with automatic garage door opener, two (2) operators and wall mounted control at house to garage door
- Architecturally designed transom windows with white vinyl frames and clear insulated glass (per plan)

## ELECTRICAL AND LIGHTING FEATURES

- Minimum 200 AMP underground electrical service
- All copper house wiring distribution system
- 220V dryer and range outlets
- Ceiling fan/light pre-wires in all bedrooms, family room, den/study and covered lanai
- Pre-wired RG6, satellite compatible, television outlets in each bedroom, den/study and family room
- Two (2) CAT-5 telephone outlets (per plan)
- Hardwired smoke/carbon monoxide detectors with battery back-up in all bedrooms, main living area and hallways outside bedrooms (per plan)
- Three (3) GFI outlets in garage and three (3) weatherproof GFI exterior outlets
- Two (2) USB 110-volt outlets (per plan)
- LED Recessed ceiling lights with white baffle trim in kitchen, great room recessed ceiling, hallways, over tubs and showers and front entry
- Decora rocker switches and Decora outlets throughout
- Exterior coach lights in bronze finish (per plan)
- Doorbell chime(s) (per plan)
- Decorative light fixtures from Progress Lighting®

## ENVIRONMENTAL CONTROLS

- Carrier® energy efficient 16SEER2 HVAC system with heat pump and scroll type compressor
- Separate vents in walk-in closets (per plan)
- Exhaust fans in bathrooms vented to exterior
- Built-in microwave/hood vented to exterior
- Jumper ducts in bedrooms and den/study (per plan)
- Dryers vented to exterior through roof or wall (per plan)



## PLUMBING FEATURES

- CPVC water lines
- 50-gallon water heater
- Three (3) exterior hose bibs
- Recessed in-wall washing machine water supply controls
- Looped main water supply with electrical outlet for future water softening system
- Pre-plumbed ice maker line with recessed valve

## LUXURIOUS BATHS

- Designer Kraftmaid® w/half overlay flat panel door in choice of stain or painted finish
- Soft-close door and drawers on all cabinets
- Raised vanities with drawers in baths (per plan)
- Moisture-proof cement board to 7 ft height in showers, tile to 101 in.
- Acrylic tub in Owner's Bath with ceramic tile deck (per plan)
- Guest baths with American Standard steel tubs with ceramic tiled shower walls or tiled showers with tile floors and framed enclosure (per plan)
- Choice of Granite or Quartz countertops with 3 cm edge up to Level II
- Moen® wide spread double handle faucets on sinks in lifetime chrome finish with under-mount sinks matching tub deck and shower faucet in Owner's Bath (per plan)
- Moen® center-set two handle vanity sink faucets with undermount sinks and anti-scald tub/shower and/or shower controls with lifetime chrome finish in guest baths (per plan)
- Decorative Moen® Bath Accessories
- Elongated China commodes
- 42 in. high polished edge mirrors over vanities
- Upgraded ceramic tile package in Owner's Bath including one row of decorative listel in choice of styles up to Level II.
- Clear shower doors with chrome frame in Owner's Bath (per plan)

## DESIGNER KITCHENS

- Designer Kraftmaid® shaker doors with flat panel drawers in choice of stain or painted finish
- Soft-close door and drawers on all cabinets
- Level I crown molding on upper cabinets and under cabinet LED strip lighting with decorative cabinet light rail
- 42 in. wall cabinets with varying height upper cabinets at microwave (per plan)
- Stainless steel under-mount kitchen sink
- Moen® premium pullout spray faucet and soap dispenser in chrome
- Choice of Granite or Quartz countertops with 3 cm edge to Level II
- 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® ½ HP garbage disposal

## ELEGANT INTERIORS

- 10 ft first floor and 9 ft second floor ceiling heights (per plan)
- Single step recessed ceiling details in Great Room, Dining Room and Owner's Bedroom (per plan)
- Rounded drywall corners in main living areas (per plan)
- Knockdown finish on ceilings and orange peel finish on interior walls
- White Carrera Marble sills on 1<sup>st</sup> floor windows and Elustra window sills on 2<sup>nd</sup> floor windows (per plan)
- Sherwin Williams® Premium low VOC white acrylic paint interior wall and ceiling paint for improved indoor air quality (choice of 1 color walls with white ceilings throughout)
- Sherwin Williams® Premium low VOC white interior trim paint for improved indoor air quality
- Vinyl clad Super slide® wire rod and shelf in bedroom closets
- Vinyl clad tip resistant wire shelving in pantries
- Masonite® 8 ft tall raised 2 panel square hollow core prehung swing and bi-fold doors
- Colonial 3 ¼ in. casing on doors throughout including sliding glass doors and bi-fold doors
- 5 ¼ in. baseboard throughout
- Kwikset® decorative front entry handle with deadbolt and lever handled interior door hardware
- Kwikset® keyed entry locks and deadbolts on additional exterior hinged doors (per plan)
- Luxurious stained treads and painted risers stairs with stained wood rails and newel posts with painted balusters (per plan).
- Up to Level II tile floors in foyer, kitchen, bathrooms and laundry areas with underlayment to help prevent cracking
- Mohawk® designer, stain resistant carpet in choice of colors up to Level III with 7/16 in., 6 lb. re-bond padding in main living areas and bedrooms

## 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)

Our policy of continual attention to design detail and construction techniques requires that all floor plans, dimensions, specifications, and brand/plan names are subject to changes without notice or obligation. All marketing materials contain artist/conceptual renderings and may show features that are separately priced options. Prices do not include city/county impact fees; water/sewer connection fees; construction financing fees; site development costs; closing costs; septic tank or private water services; model décor or furnishings; or survey work required to establish base flood elevations. Home prices are based on 25 ft front setback. Free site evaluations are available. Prices, terms, and availability are subject to change without notice or obligation. Rev: 06/17/2025.



# Turnberry

1,960 Living Sq.Ft. | 2,581 Total Sq.Ft. | 2 Bedroom, 2 Bath, Den

*Signature*  
SERIES

Exterior A



Exterior B



2024 SeaGate Homes, LLC. CGC1518372. This Artist Rendering is conceptual only. Actual construction and dimensions may vary and are subject to change without notice.

[SeagateHomes.com](https://SeagateHomes.com)

# Turnberry Base Floor Plan



## MEASUREMENTS

### COVERED ENTRY

10'0" Ceiling

### FOYER

10'0" Ceiling

### KITCHEN

19'6"x13'11"

10'0" Ceiling

### GREAT ROOM

17'2"x21'5"

Coffered Ceiling

### DINING ROOM

9'10"x12'10"

10'8" Recess Ceiling

### DEN

10'5"x11'2"

10'0" Ceiling\*

### OWNER'S SUITE

14'10"x17'5"

10'8" Recess Ceiling

### BEDROOM 2

10'6"x11'2"

10'0" Ceiling\*

### GARAGE

19'8"x20'4"

10'0" Ceiling

### COVERED LANAI

15'0"x10'0"

10'0" Ceiling

\*Optional 10'8" Recess

## LEGEND

5-Shelves	Shelf w/Rod
Tile	Carpet
Arch	Attic Access
Wet Area	
Cable	Phone
	USB

## SQ. FT. SUMMATION

LIVING AREA	1,960 Sq.Ft.
GARAGE	436 Sq.Ft.
COVERED ENTRY	26 Sq.Ft.
COVERED LANAI	159 Sq.Ft.
TOTAL UNDER ROOF	2,581 Sq.Ft.

Rev. 2/13/24



# Available Options

## MEASUREMENTS

**BEDROOM 3** (IN LIEU OF DEN)\*

10'5"x9'6"

10'0" Ceiling

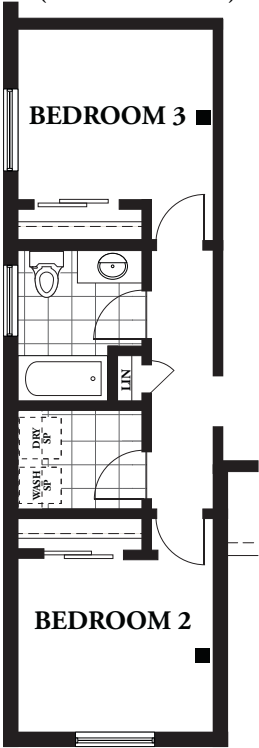
**BEDROOM 2** (WITH BEDROOM 3)

10'5"x9'6"

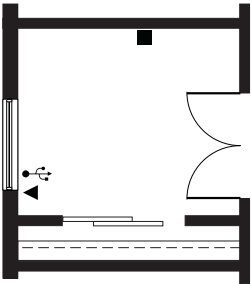
10'0" Ceiling

\*If selected, phone and usb outlets will move from den to kitchen

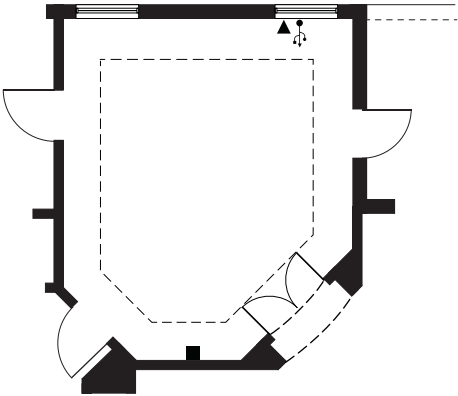
**BEDROOM 3**  
(IN LIEU OF DEN)



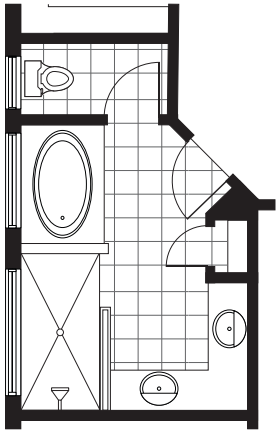
**DEN CLOSET**



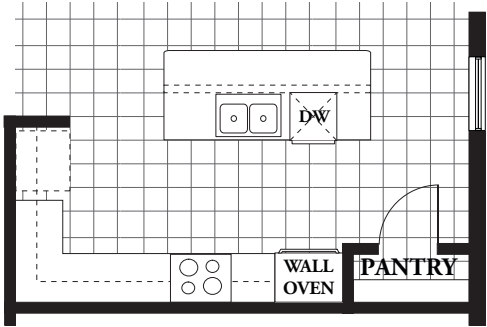
**OWNER'S SUITE DOOR**



**OPTIONAL OWNER'S BATH**



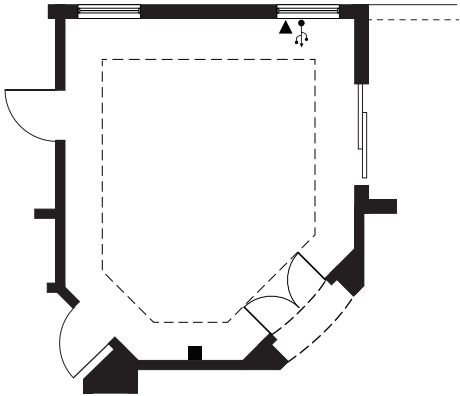
**GOURMET KITCHEN**



## LEGEND

	Arch		Cable
	Attic Access		Phone
	Tile		USB

**OWNER'S SUITE SLIDING DOOR**



Rev. 8/3/2023

# Garage Options

## MEASUREMENTS

### 3-CAR GARAGE

29'8"x20'4"

10'0" Ceiling

### EXPANDED GARAGE -2 FT DEPTH

19'8"x22'4"

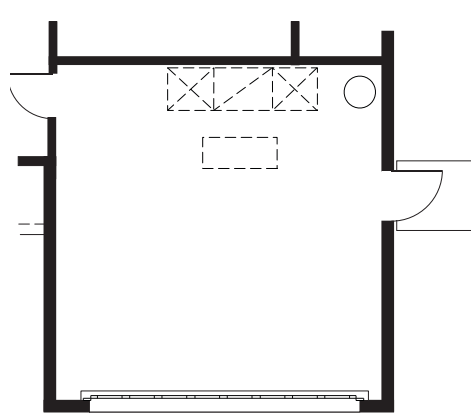
10'0" Ceiling

### EXPANDED GARAGE -5 FT WIDTH

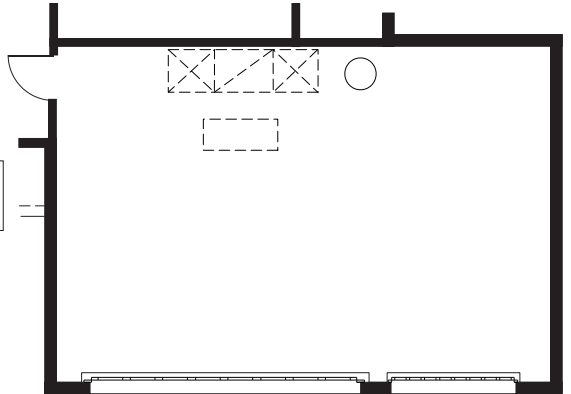
24'8"x20'4"

10'0" Ceiling

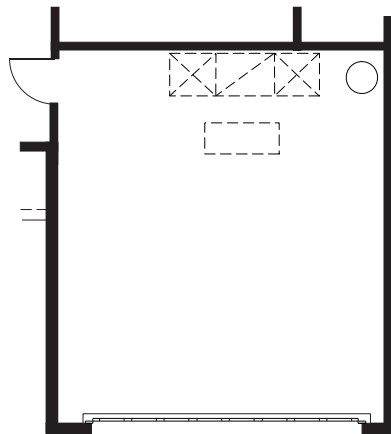
### GARAGE SERVICE DOOR



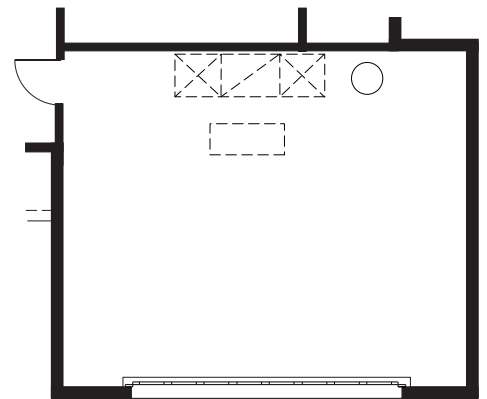
### 3 CAR GARAGE






### EXPANDED GARAGE - 2 FT DEPTH



### EXPANDED GARAGE - 5 FT WIDTH



## LEGEND

-  Water Heater
-  Attic Access
-  AHU Hung From Trusses



# Birkdale

2,203 Living Sq.Ft. | 2,892 Total Sq.Ft. | 3 Bedroom, 2 Bath, Den

*Signature*  
SERIES

Exterior A



Exterior B



2024 SeaGate Homes, LLC. CGC1518372. This Artist Rendering is conceptual only. Actual construction and dimensions may vary and are subject to change without notice.

[SeagateHomes.com](https://SeagateHomes.com)

# Birkdale Base Floor Plan



## MEASUREMENTS

### COVERED ENTRY

14'0" Ceiling

### FOYER

12'0" Ceiling

### KITCHEN

12'1"x16'11"

10'0" Ceiling

### GREAT ROOM

17'3"x16'3"

Coffered Ceiling

### DINING ROOM

11'4"x11'11"

10'8" Recess Ceiling

### DEN

11'1"x10'0"

10'0" Ceiling

### OWNER'S SUITE

16'6"x13'8"

10'8" Recess Ceiling

### BEDROOM 2

12'10"x10'10"

10'0" Ceiling

### BEDROOM 3

12'10"x10'10"

10'0" Ceiling

### GARAGE

20'3"x21'4"

10'0" Ceiling

### COVERED LANAI

14'4"x14'0"

10'0" Ceiling

## LEGEND


## SQ. FT. SUMMATION

LIVING AREA	2,203 Sq.Ft.
GARAGE	463 Sq.Ft.
COVERED ENTRY	25 Sq.Ft.
COVERED LANAI	201 Sq.Ft.
<b>TOTAL UNDER ROOF</b>	<b>2,892 Sq.Ft.</b>

Rev. 1/29/24



2024 SeaGate Homes, LLC. CGC1518372. This Artist Rendering is conceptual only. Actual construction and dimensions may vary and are subject to change without notice.

# Available Options

## MEASUREMENTS

### EXTENDED DEN

11'1"x12'0"

10'0" Ceiling

### DEN RECESS

11'1"x10'0"

10'8" Recess Ceiling

### BEDROOM 2

12'10"x10'10"

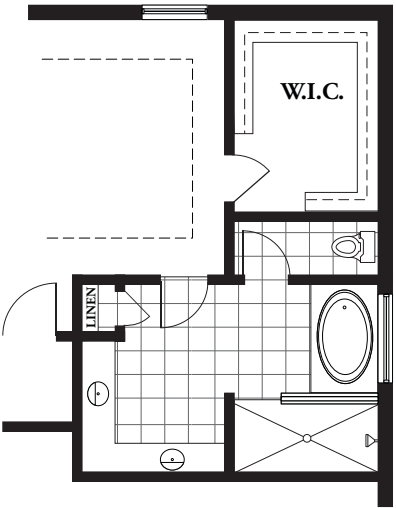
10'8" Recess Ceiling

### BEDROOM 3

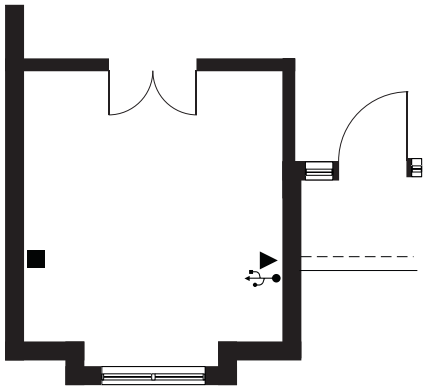
12'10"x10'10"

10'8" Recess Ceiling

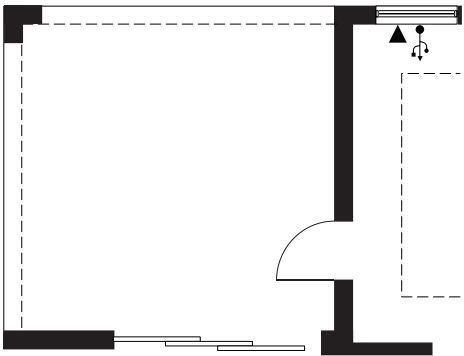
## OPTIONAL OWNER'S BATH



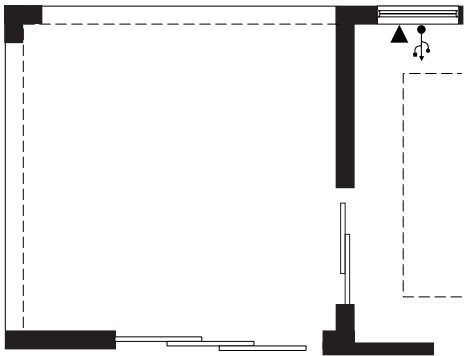
## EXTENDED DEN (ADDS 22 SQ FT)



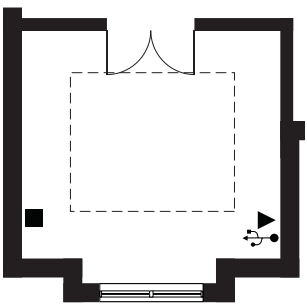
## OWNER'S SUITE DOOR



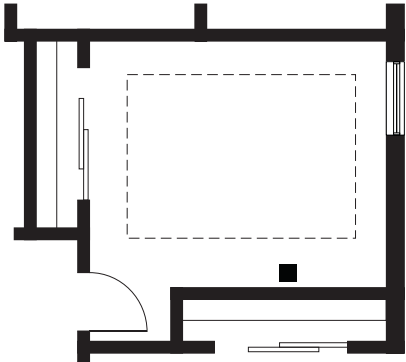
## OWNER'S SUITE SLIDING DOOR



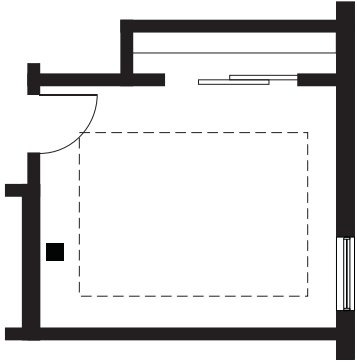
## RECESS CEILING DEN



## RECESS CEILING BEDROOM 2



## RECESS CEILING BEDROOM 3



## LEGEND

	Cable
	Phone
	USB

Rev. 10/16/2023

# Garage Options

## MEASUREMENTS

### 3-CAR GARAGE

30'5"x21'4"

10'0" Ceiling

### 2-CAR COURTYARD GARAGE

20'3"x40'1"

10'0" Ceiling

### 3-CAR COURTYARD GARAGE

20'3"x50'5"

10'0" Ceiling

### EXPANDED GARAGE -2 FT DEPTH

20'3"x23'4"

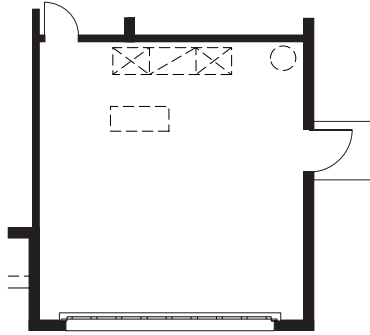
10'0" Ceiling

### EXPANDED GARAGE -5 FT WIDTH

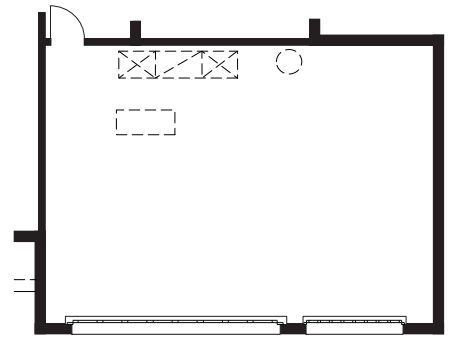
25'3"x21'4"

10'0" Ceiling

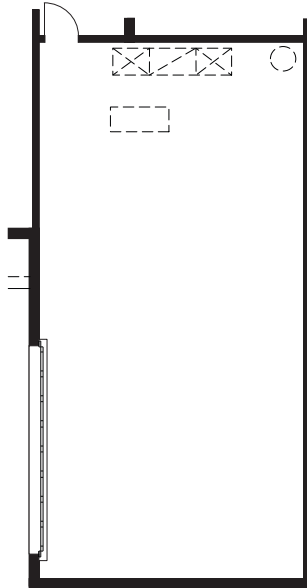
### GARAGE SERVICE DOOR



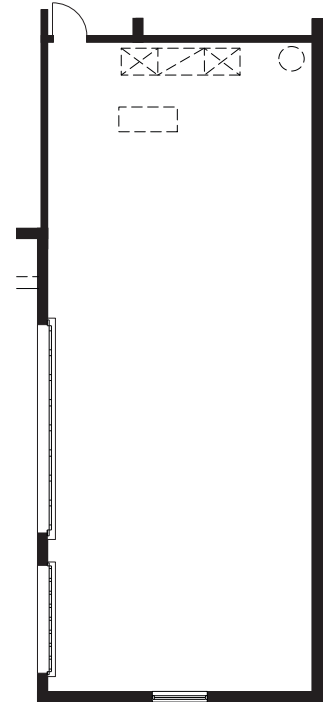
### 3 CAR GARAGE



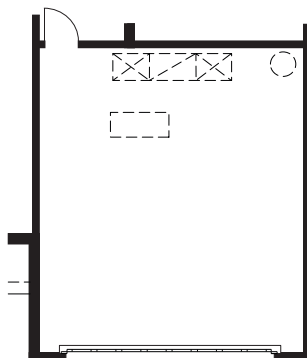
### 2 CAR COURTYARD GARAGE



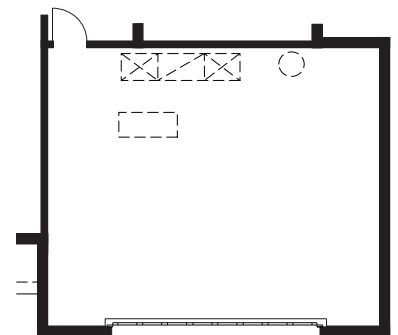
### 3 CAR COURTYARD GARAGE



### EXPANDED GARAGE - 2 FT DEPTH



### EXPANDED GARAGE - 5 FT WIDTH



## LEGEND



# Pebble Beach

2,327 Living Sq.Ft. | 3,020 Total Sq.Ft. | 3 Bedroom, 2 Bath, Den

*Signature*  
SERIES

Exterior A



Exterior B



Exterior C



2024 SeaGate Homes, LLC. CGC1518372. This Artist Rendering is conceptual only. Actual construction and dimensions may vary and are subject to change without notice.

[SeagateHomes.com](https://SeagateHomes.com)



# Pebble Beach Base Floor Plan



## MEASUREMENTS

<b>COVERED ENTRY</b> 14'0" Ceiling (Elevation A) 12'8" Ceiling (Elev. B & C)	<b>CAFÈ</b> 11'11"x9'0" 10'0" Ceiling	<b>DEN</b> 11'0"x13'4" 10'0" Ceiling*	<b>BEDROOM 3</b> 11'2"x13'0" 10'0" Ceiling*	<b>COVERED LANAI</b> 18'0"x9'0" 10'0" Ceiling
<b>FOYER</b> 10'0" Ceiling	<b>GREAT ROOM</b> 21'9"x13'3" Coffer Ceiling	<b>OWNER'S SUITE</b> 18'5"x14'0" 10'8" Recess Ceiling	<b>GARAGE</b> 21'0"x21'0" 10'0" Ceiling	
<b>KITCHEN</b> 9'5"x13'2" 10'0" Ceiling	<b>DINING ROOM</b> 10'9"x13'8" 10'8" Recess Ceiling	<b>BEDROOM 2</b> 11'2"x13'0" 10'0" Ceiling*		

\* Optional 10'8" Recess Ceiling

## SQ. FT. SUMMATION

LIVING AREA	2,327 Sq.Ft.
GARAGE	481 Sq.Ft.
COVERED ENTRY	50 Sq.Ft.
COVERED LANAI	162 Sq.Ft.
<b>TOTAL UNDER ROOF</b>	<b>3,020 Sq.Ft.</b>



# Available Options

## MEASUREMENTS

### SITTING ROOM

14'5"x6'0"  
10'0" Ceiling

### POWDER ROOM

Den: 10'5"x11'3"  
10'0" Ceiling

### EXPANDED LANAI

18'0"x15'0"  
10'0" Ceiling

### BATH 3 & EXPANDED LANAI

Lanai: 31'2"x15'0"  
10'0" Ceiling

### SITTING ROOM, BATH 3 &

### EXPANDED LANAI

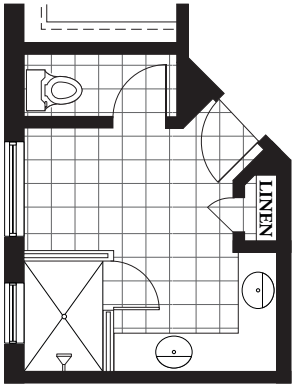
Lanai: 32'0"x15'0"  
10'0" Ceiling

## OTHER OPTIONS (not shown)

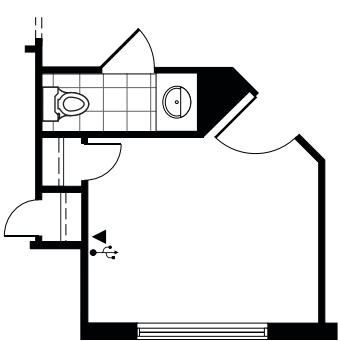
OWNER'S SUITE DOOR (TO LANAI)

DELETE FOYER WALL

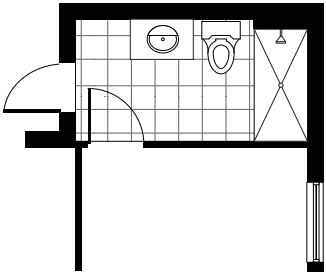
### OPTIONAL OWNER'S BATH



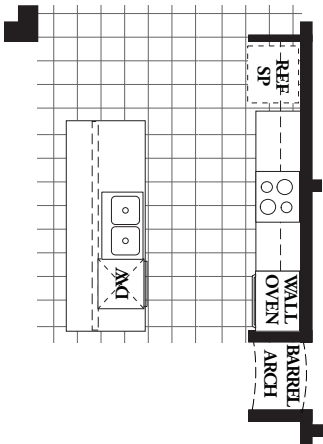
### POWDER ROOM



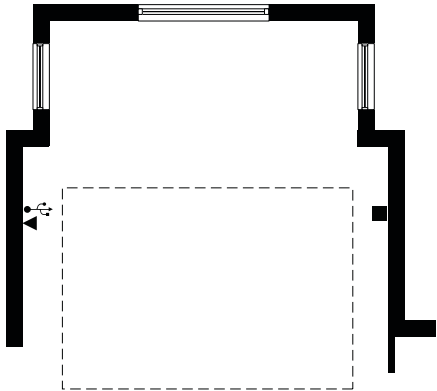
### BATH 3 (ADDS 65 SQ FT)



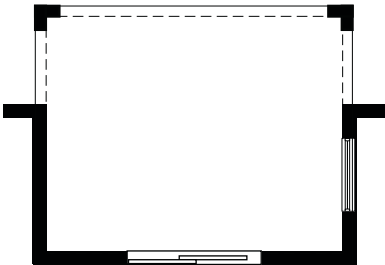
### GOURMET KITCHEN



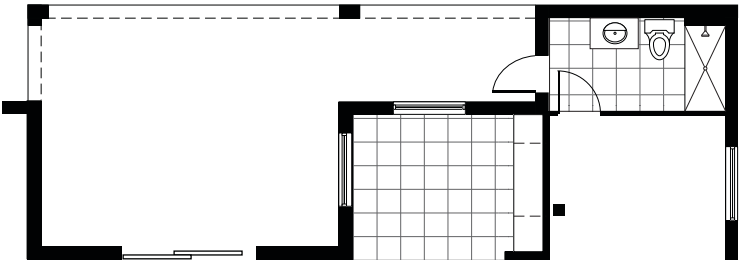
### SITTING ROOM (ADDS 89 SQ FT)



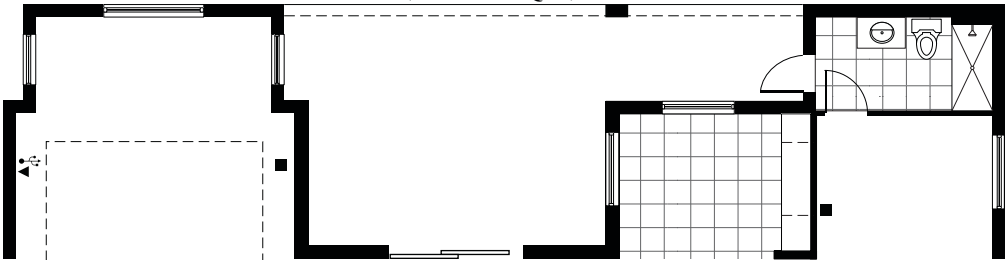
### EXPANDED LANAI



### BATH 3 & EXPANDED LANAI (ADDS 187 SQ FT)



### SITTING ROOM, BATH 3 & EXPANDED LANAI (ADDS 192 SQ FT)



## LEGEND

	Arch		Cable
	Attic Access		Phone
	Tile		USB

# Garage Options

## MEASUREMENTS

### 3-CAR GARAGE

31'0"x21'0"

10'0" Ceiling

### 2-CAR COURTYARD GARAGE

21'0"x29'6"

10'0" Ceiling

### 3-CAR COURTYARD GARAGE

21'0"x39'6"

10'0" Ceiling

### EXPANDED GARAGE -2 FT DEPTH

21'0"x23'0"

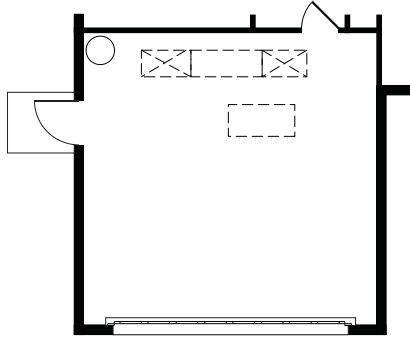
10'0" Ceiling

### EXPANDED GARAGE -5 FT WIDTH

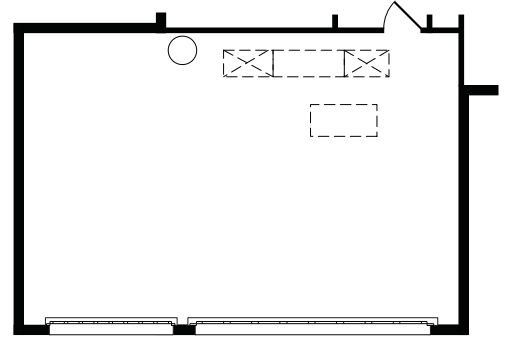
26'0"x21'0"

10'0" Ceiling

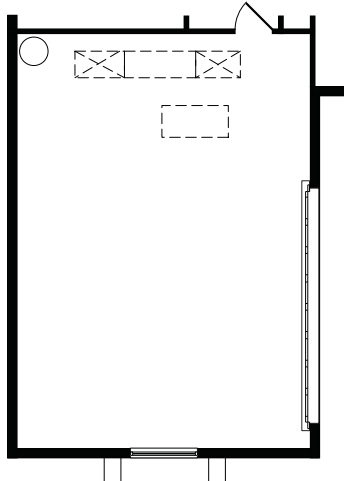
GARAGE SERVICE DOOR



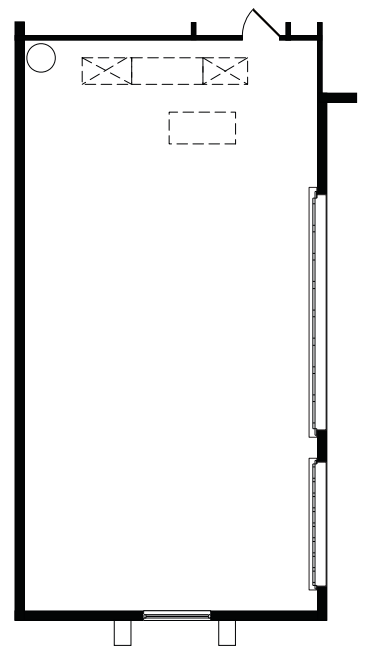
3 CAR GARAGE



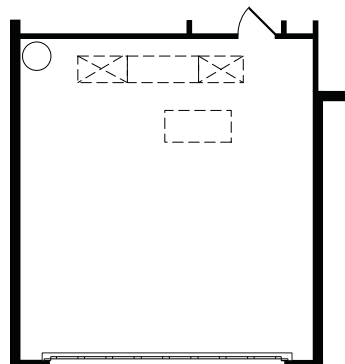
2 CAR COURTYARD GARAGE



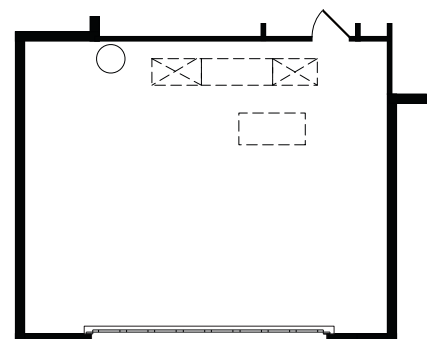
3 CAR COURTYARD GARAGE



EXPANDED GARAGE - 2 FT DEPTH



EXPANDED GARAGE - 5 FT WIDTH



## LEGEND

- Water Heater
- Attic Access
- ▤ AHU Hung From Trusses



# Pine Valley

2,511 Living Sq.Ft. | 3,175 Total Sq.Ft. | 4 Bedroom, 2 Bath, Den

*Signature*  
SERIES

Exterior A



Exterior B



2024 SeaGate Homes, LLC. CGC1518372. This Artist Rendering is conceptual only. Actual construction and dimensions may vary and are subject to change without notice.

[SeagateHomes.com](https://SeagateHomes.com)

**64' 0"**  
**51' 8"**

**OWNER'S SUITE**

**W.I.C.**

**OWNER'S BATH**

**LAUNDRY**

**WASH SP**

**DRY SP**

**STORAGE**

**BARREL ARCH**

**CAFÉ**

**KITCHEN**

**PANTRY**

**REF SP**

**DW**

**GREAT ROOM**

**DINING ROOM**

**FOYER**

**DEN**

**COVERED ENTRY**

**COVERED LANAI**

**BEDROOM 4**

**BEDROOM 3**

**BATH 2**

**BEDROOM 2**

**GARAGE**











**WH**

**AHU HUNG FROM TRUSSES**

**LEGEND**

Rev. 3/8/2024

## Rev. 3/8/2024

 5-Shelves
  Shelf w/Rod  
 Tile
  Carpet  
 Arch
  Attic Access  
 Wet Area  
 Cable
  Phone
  USB

<b>COVERED ENTRY</b> 12'8" Ceiling	<b>GREAT ROOM</b> 20'4"x23'8" Coffered Ceiling	<b>OWNER'S SUITE</b> 19'11"x12'0" 10'8" Recessed Ceiling	<b>BEDROOM 4</b> 12'1"x10'11" 10'0" Ceiling*	<b>COVERED LANAI</b> 18'8"x8'0" 10'0" Ceiling										
<b>FOYER</b> 12'0" Ceiling	<b>DINING ROOM</b> 11'9"x15'3" 10'8" Recessed Ceiling	<b>BEDROOM 2</b> 11'11"x11'0" 10'0" Ceiling*	<b>GARAGE</b> 20'0"x21'0" 10'0" Ceiling	<b>SQ. FT. SUMMATION</b> <table><tr><td>LIVING AREA</td><td>2,511 Sq.Ft.</td></tr><tr><td>GARAGE</td><td>450 Sq.Ft.</td></tr><tr><td>COVERED ENTRY</td><td>63 Sq.Ft.</td></tr><tr><td>COVERED LANAI</td><td>151 Sq.Ft.</td></tr><tr><td><b>TOTAL UNDER ROOF</b></td><td><b>3,175 Sq.Ft.</b></td></tr></table>	LIVING AREA	2,511 Sq.Ft.	GARAGE	450 Sq.Ft.	COVERED ENTRY	63 Sq.Ft.	COVERED LANAI	151 Sq.Ft.	<b>TOTAL UNDER ROOF</b>	<b>3,175 Sq.Ft.</b>
LIVING AREA	2,511 Sq.Ft.													
GARAGE	450 Sq.Ft.													
COVERED ENTRY	63 Sq.Ft.													
COVERED LANAI	151 Sq.Ft.													
<b>TOTAL UNDER ROOF</b>	<b>3,175 Sq.Ft.</b>													
<b>KITCHEN</b> 9'5"x18'2" 10'0" Ceiling	<b>DEN</b> 10'4"x14'1" 10'0" Ceiling*	<b>BEDROOM 3</b> 12'1"x10'10" 10'0" Ceiling*												
<b>CAFÈ</b> 9'10"x12'0" 10'0" Ceiling	*Optional 10'8" Recessed Ceiling													



# Available Options

## MEASUREMENTS

### SITTING ROOM

14'5"x6'0"  
10'0" Ceiling

### POOL BATH

Lanai: 13'0"x8'0"  
10'0" Ceiling

### EXTENDED LANAI

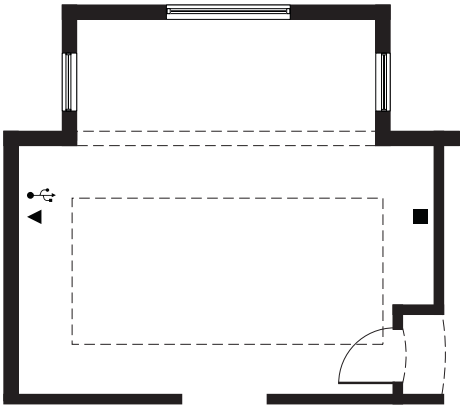
18'8"x14'0"  
10'0" Ceiling

## OTHER OPTIONS (not shown)

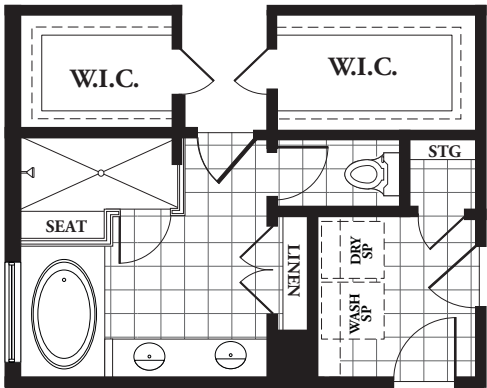
### GOURMET KITCHEN

### CAFÉ DOOR (IN LIEU OF WINDOW)

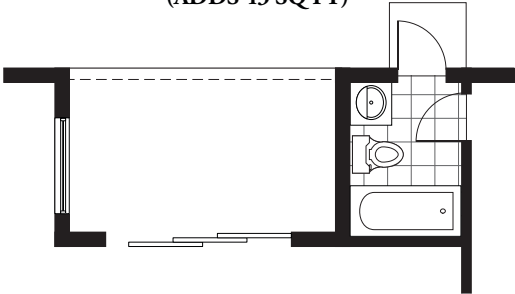
SITTING ROOM  
(ADDS 87 SQ FT)



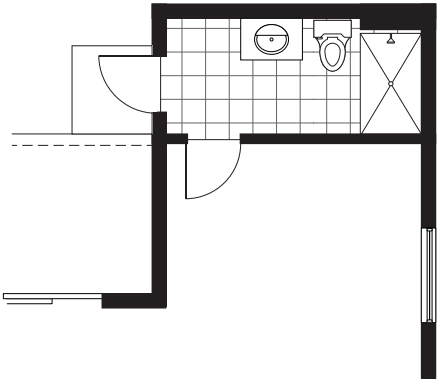
DELUXE OWNER'S BATH



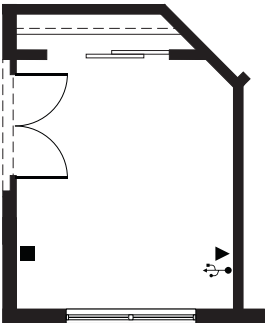
POOL BATH  
(ADDS 43 SQ FT)



BATH 3  
(ADDS 68 SQ FT)



DEN CLOSET



EXTENDED LANAI



## LEGEND

	Arch		Cable
	Attic Access		Phone
	Tile		USB

Rev. 3/8/2024

# Garage Options

## MEASUREMENTS

### 3-CAR GARAGE

30'0"x21'0"

10'0" Ceiling

### 2-CAR COURTYARD GARAGE

20'0"x42'8"

10'0" Ceiling

### EXTENDED GARAGE -2 FT DEPTH

20'0"x23'0"

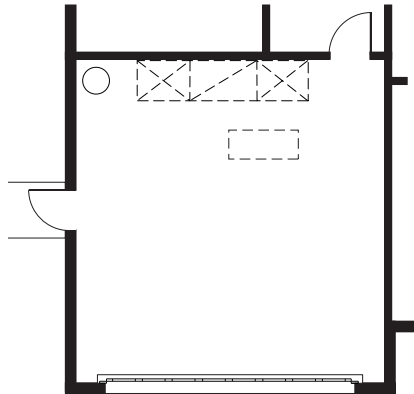
10'0" Ceiling

### EXTENDED GARAGE -5 FT WIDTH

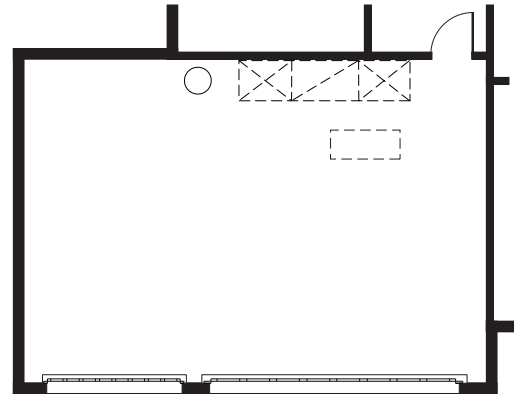
25'0"x21'0"

10'0" Ceiling

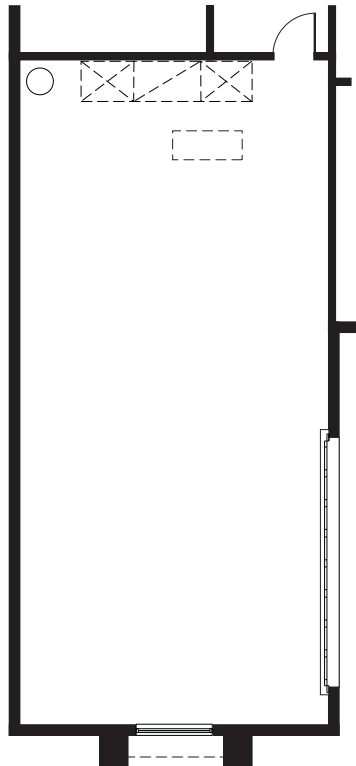
### GARAGE SERVICE DOOR



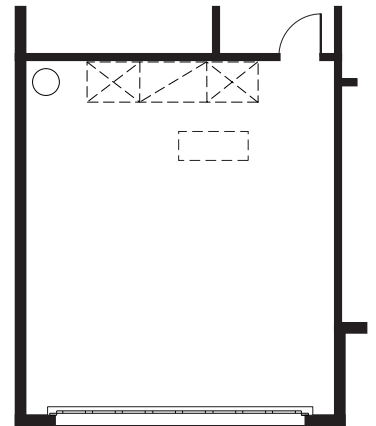
### 3-CAR GARAGE



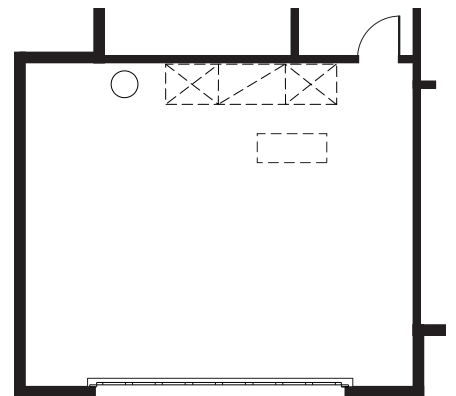
### 2-CAR COURTYARD GARAGE



### EXTENDED GARAGE - 2 FT DEPTH



### EXTENDED GARAGE - 5 FT WIDTH



## LEGEND

○ Water Heater

□ Attic Access

▨ AHU Hung From Trusses



# Oakmont

2,312 Living Sq.Ft. | 3,285 Total Sq.Ft. | 3 Bedroom, 2 Bath, Den

*Signature*  
SERIES

Exterior A



Exterior B



2024 SeaGate Homes, LLC. CGC1518372. This Artist Rendering is conceptual only. Actual construction and dimensions may vary and are subject to change without notice.

[SeagateHomes.com](https://SeagateHomes.com)

# Oakmont Base Floor Plan



## MEASUREMENTS

### COVERED ENTRY

12'8" Ceiling

### FOYER

11'4" Ceiling

### KITCHEN

11'8"x15'7"

10'0" Ceiling

### GREAT ROOM

18'9"x18'10"

Coffer Ceiling

### DINING ROOM

13'3"x11'10"

10'8" Recess Ceiling

### DEN

12'10"x14'2"

10'0" Ceiling\*

### OWNER'S SUITE

14'0"x15'5"

10'8" Recess Ceiling

### BEDROOM 2

12'10"x11'3"

10'0" Ceiling\*

### BEDROOM 3

12'1"x12'6"

10'0" Ceiling\*

### GARAGE

20'9"x24'6"

10'0" Ceiling

### COVERED LANAI

26'10"x15'8"

10'0" Ceiling

\*Optional 10'8" Recess Ceiling

## LEGEND

5-Shelves	Shelf w/Rod
Tile	Carpet
Arch	Attic Access
Wet Area	
Cable	Phone
	USB

## SQ. FT. SUMMATION

LIVING AREA	2,312 Sq.Ft.
GARAGE	574 Sq.Ft.
COVERED ENTRY	73 Sq.Ft.
COVERED LANAI	326 Sq.Ft.
TOTAL UNDER ROOF	3,285 Sq.Ft.

Rev. 1/31/24



# Available Options

## MEASUREMENTS

### EXPANDED LANAI

45'0"x15'8"  
10'0" Ceiling

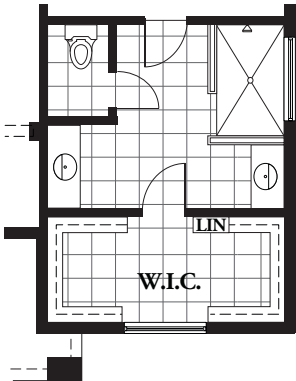
## OTHER OPTIONS (not shown)

DELETE FOYER HALF WALL

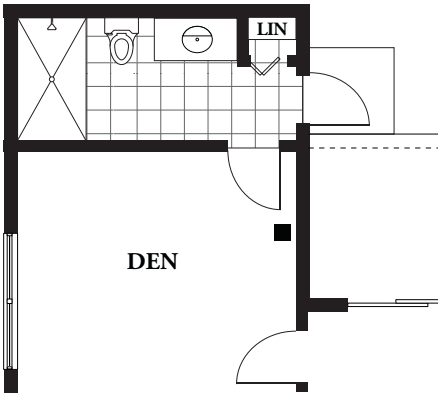
CAFE DOOR (IN LIEU OF WINDOW)

DEN SLIDING DOOR (AT LANAI)

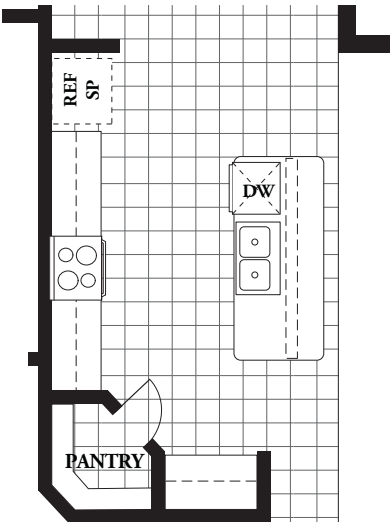
## OPTIONAL OWNER'S BATH



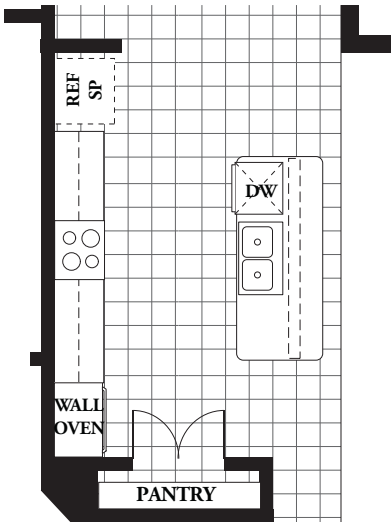
## BATH 3



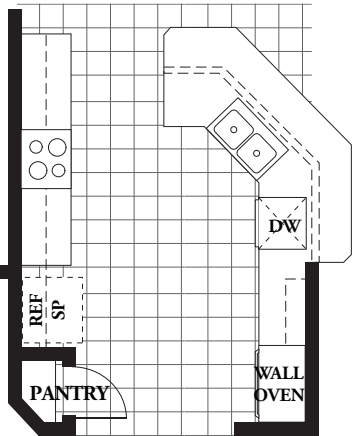
## ALTERNATE KITCHEN



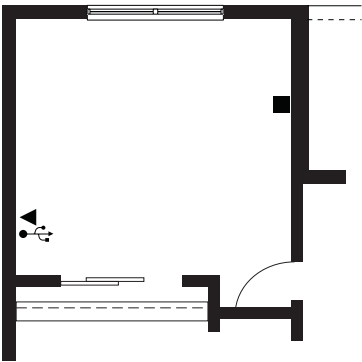
## ALT GOURMET KITCHEN



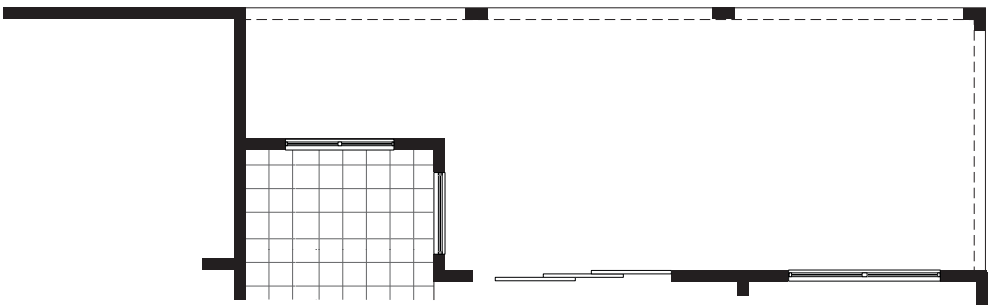
## GOURMET KITCHEN



## DEN CLOSET



## EXPANDED LANAI



## LEGEND

Arch	Cable
Attic Access	Phone
Tile	USB

Rev. 2/1/2024

# Garage Options

## MEASUREMENTS

### 3-CAR GARAGE

20'9"x34'6"  
10'0" Ceiling

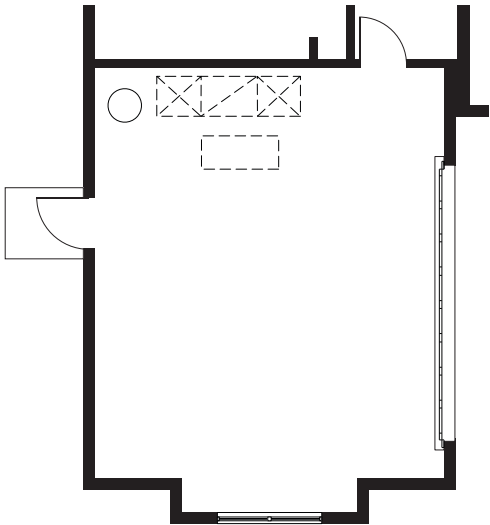
### EXPANDED GARAGE -2 FT DEPTH

20'9"x26'6"  
10'0" Ceiling

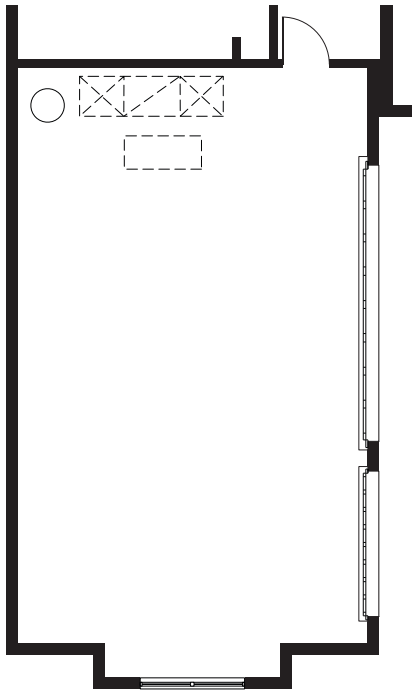
### EXPANDED GARAGE -5 FT WIDTH

25'9"x24'6"  
10'0" Ceiling

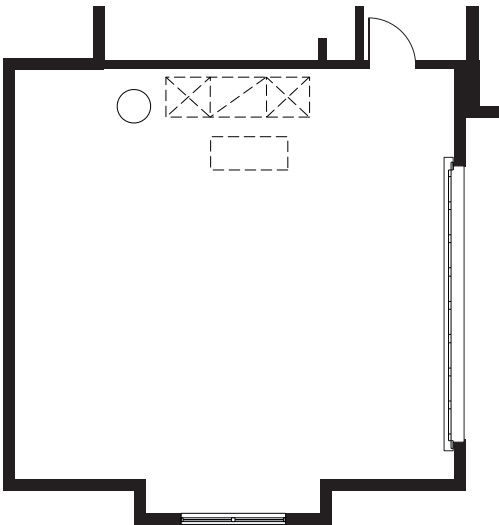
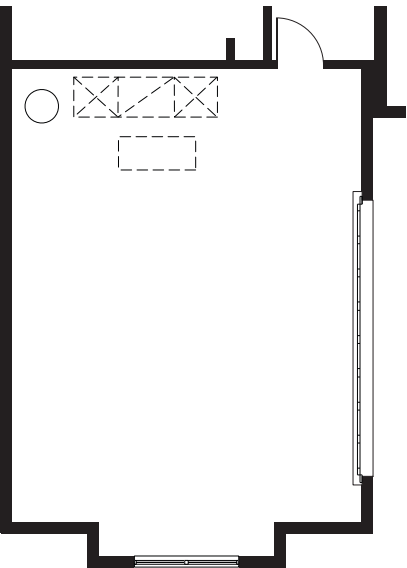
### GARAGE SERVICE DOOR



### 3 CAR GARAGE



### EXPANDED GARAGE - 2 FT DEPTH    EXPANDED GARAGE - 5 FT WIDTH



### LEGEND

	Water Heater
	Attic Access
	AHU Hung From Trusses



# Pinehurst

2,474 Living Sq.Ft. | 3,354 Total Sq.Ft. | 3 Bedroom, 3 Bath, Den

*Signature*  
SERIES

Exterior A



Exterior B



2024 SeaGate Homes, LLC. CGC1518372. This Artist Rendering is conceptual only. Actual construction and dimensions may vary and are subject to change without notice.

[SeagateHomes.com](https://SeagateHomes.com)

# Pinehurst Base Floor Plan



## MEASUREMENTS

### COVERED ENTRY

14'8" Ceiling

### FOYER

12'0" Ceiling

### KITCHEN

12'2"x16'1"

10'0" Ceiling

### GREAT ROOM

19'7"x21'2"

Coffier Ceiling

### DINING ROOM

11'9"x14'11"

10'8" Recess Ceiling

### DEN

11'0"x11'1"

10'0" Ceiling\*

\*Optional 10'8" Recess

### OWNER'S SUITE

13'9"x21'8"

10'8" Recess Ceiling

### BEDROOM 2

11'7"x10'11"

10'0" Ceiling

### BEDROOM 3

11'7"x10'11"

10'0" Ceiling

### GARAGE

22'0"x23'9"

10'0" Ceiling

### COVERED LANAI

15'3"x12'2"

10'0" Ceiling

## LEGEND

5-Shelves	Shelf w/Rod
Tile	Carpet
Arch	Attic Access
Wet Area	
Cable	Phone
	USB

## SQ. FT. SUMMATION

LIVING AREA	2,474 Sq.Ft.
GARAGE	587 Sq.Ft.
COVERED ENTRY	72 Sq.Ft.
COVERED LANAI	221 Sq.Ft.
<b>TOTAL UNDER ROOF</b>	<b>3,354 Sq.Ft.</b>

Rev. 8/9/2023



# Available Options

## MEASUREMENTS

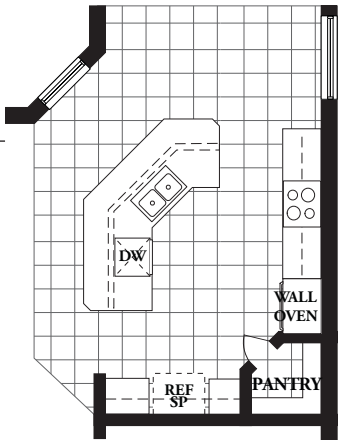
### EXTENDED DINING ROOM

11'9"x18'2"  
10'0" Ceiling

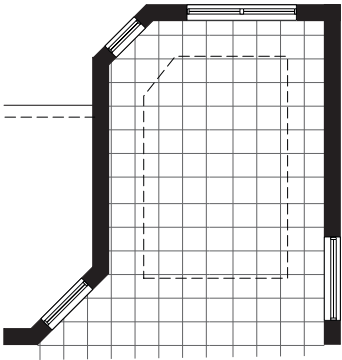
## OTHER OPTIONS (not shown)

### EXTENDED DINING ROOM w/DOOR

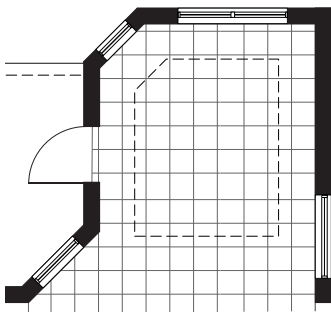
### GOURMET KITCHEN



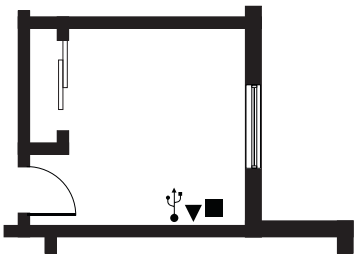
### EXTENDED DINING ROOM (ADDS 31 SQ FT)



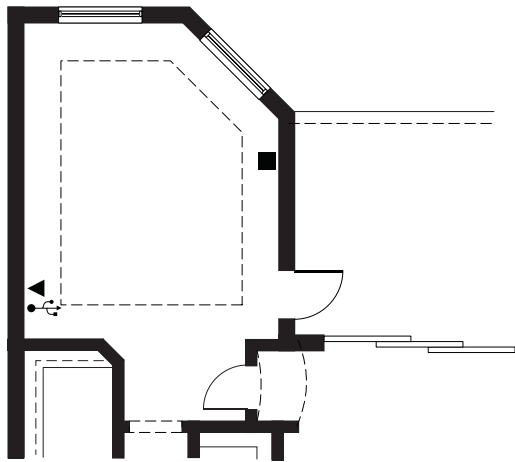
### DINING ROOM DOOR



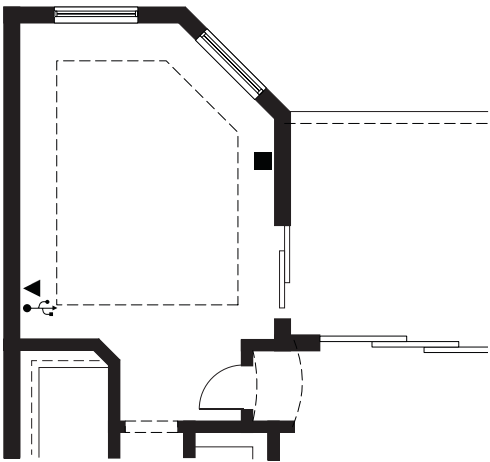
### DEN CLOSET



### OWNER'S SUITE DOOR



### OWNER'S SUITE SLIDING DOOR



## LEGEND

Arch	Cable
Attic Access	Phone
Tile	USB

Rev. 8/5/2023

# Garage Options

## MEASUREMENTS

### 3-CAR GARAGE

22'0"x33'9"

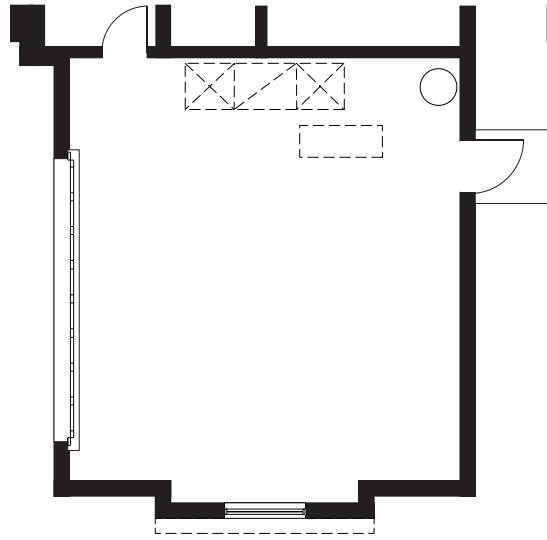
10'0" Ceiling

### EXPANDED GARAGE -5 FT WIDTH

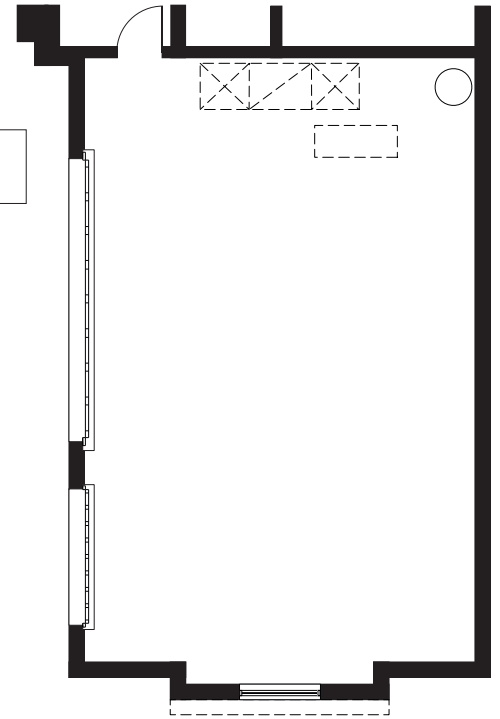
22'0"x28'9"

10'0" Ceiling

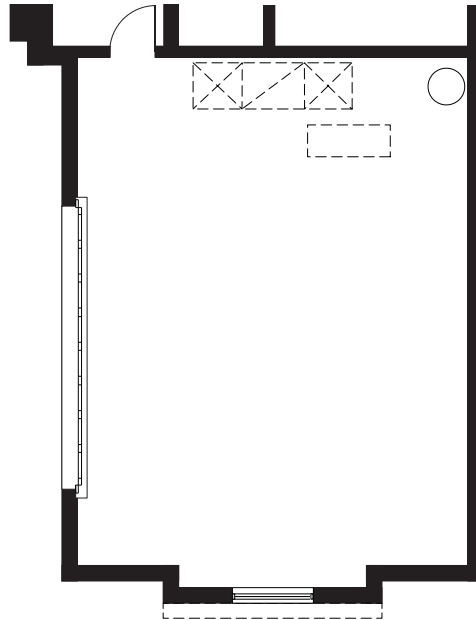
### GARAGE SERVICE DOOR






### 3 CAR GARAGE



### EXPANDED GARAGE - 5 FT WIDTH



## LEGEND

-  Water Heater
-  Attic Access
-  AHU on Stand



# Muirfield

2,620 Living Sq.Ft. | 3,499 Total Sq.Ft. | 3 Bedroom, 3 Bath, Den

*Signature*  
SERIES

Exterior A



Exterior B w/Opt. Stone



Exterior C



Exterior D

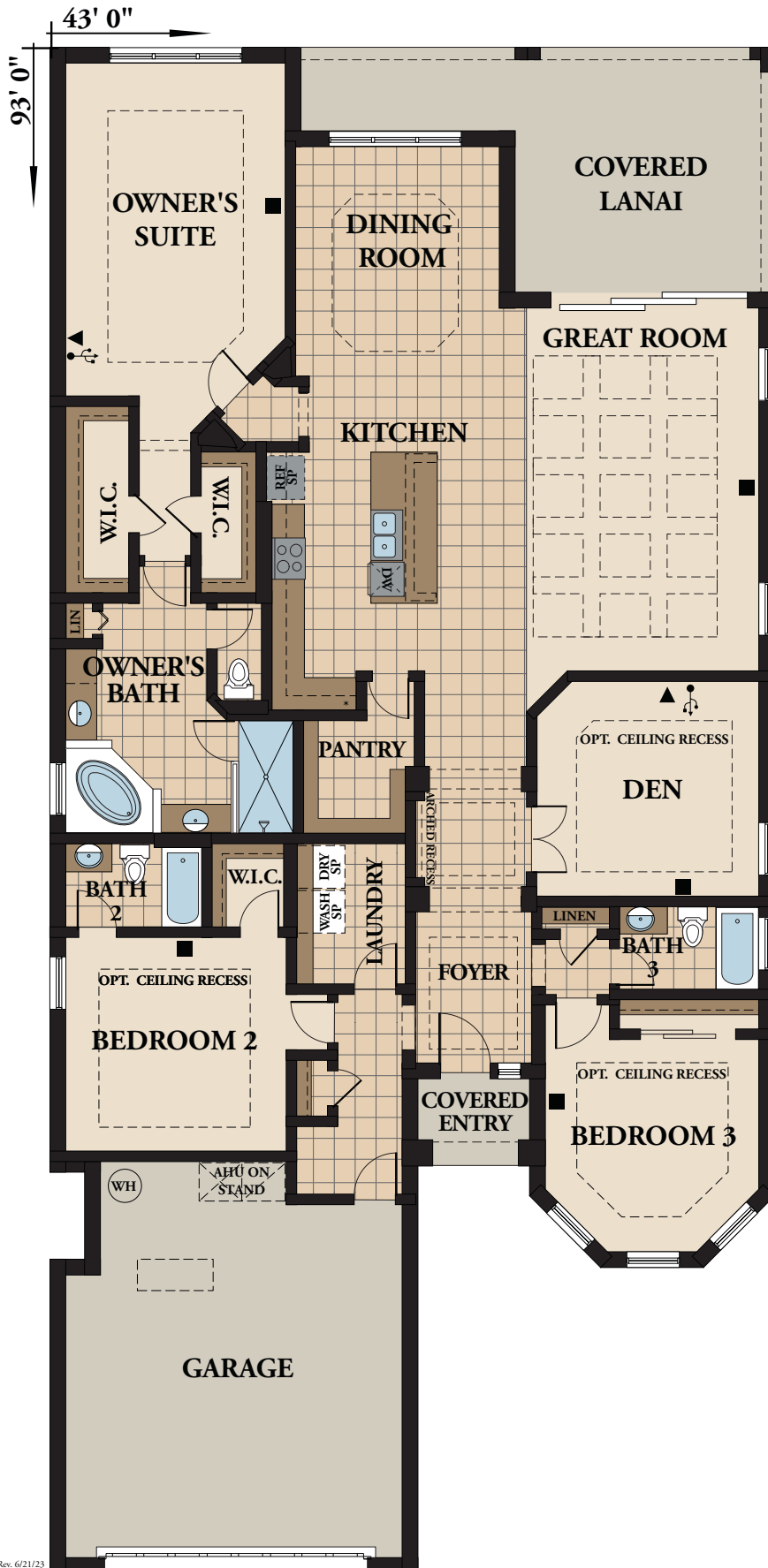


2024 SeaGate Homes, LLC. CGC1518372. This Artist Rendering is conceptual only. Actual construction and dimensions may vary and are subject to change without notice.

[SeagateHomes.com](https://SeagateHomes.com)



# Muirfield Base Floor Plan



## MEASUREMENTS

### COVERED ENTRY

11'4" Ceiling

### FOYER

10'8" Recess Ceiling

### KITCHEN

14'0"x15'8"

10'0" Ceiling

### GREAT ROOM

15'7"x21'9"

Coffer Ceiling

### DINING ROOM

12'8"x14'0"

10'8" Recess Ceiling

### DEN

13'6"x13'2"

10'0" Ceiling\*

### OWNER'S SUITE

13'1"x20'0"

10'8" Recess Ceiling

### BEDROOM 2

13'4"x13'0"

10'0" Ceiling\*

### BEDROOM 3

12'10"x12'9"

10'0" Ceiling\*

### GARAGE

20'6"x23'5"

10'0" Ceiling

### COVERED LANAI

28'4"x14'8"

10'0" Ceiling

\*Optional 10'8" Recess Ceiling

## LEGEND


## SQ. FT. SUMMATION

LIVING AREA	2,620 Sq.Ft.
GARAGE	551 Sq.Ft.
COVERED ENTRY	36 Sq.Ft.
COVERED LANAI	292 Sq.Ft.
<b>TOTAL UNDER ROOF</b>	<b>3,499 Sq.Ft.</b>

Rev. 6/21/23



2024 SeaGate Homes, LLC. CGC1518372. This Artist Rendering is conceptual only. Actual construction and dimensions may vary and are subject to change without notice.

# Available Options

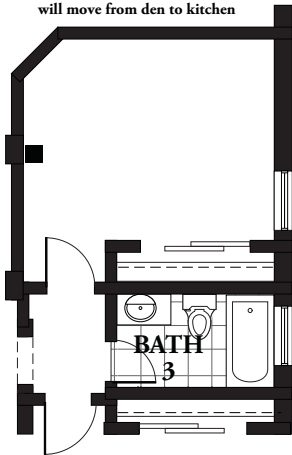
## MEASUREMENTS

**BEDROOM 4** (IN LIEU OF DEN)  
 13'5"x11'1"  
 10'0" Ceiling

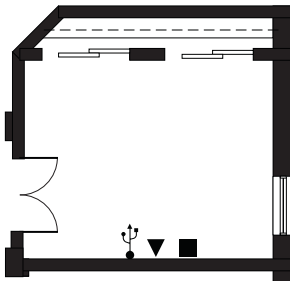
**OTHER OPTIONS** (not shown)  
 EXPANDED CLOSET (IN HALL)  
 DOUBLE ENTRY FRONT DOOR  
 DINING ROOM SLIDING DOOR

### BEDROOM 4 (IN LIEU OF DEN)

\*If selected, phone and usb outlets will move from den to kitchen

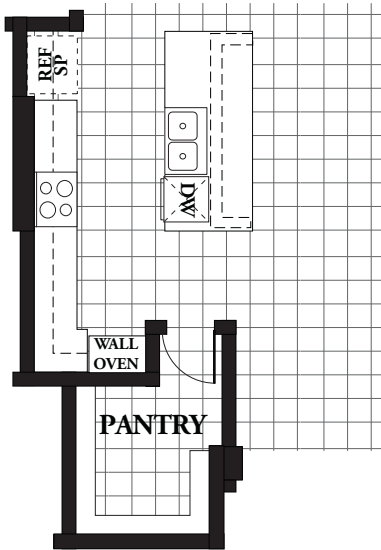


### DEN CLOSET

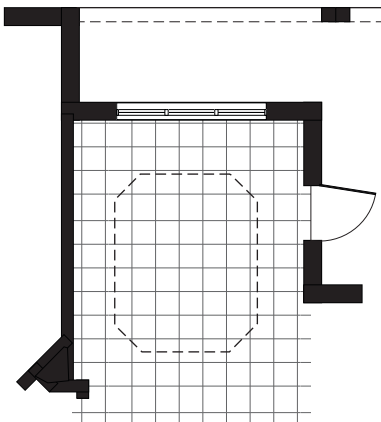


### LEGEND

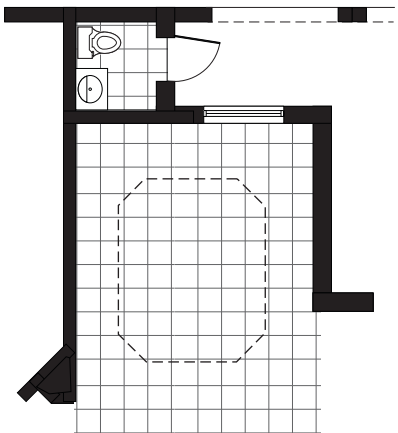

### GOURMET KITCHEN



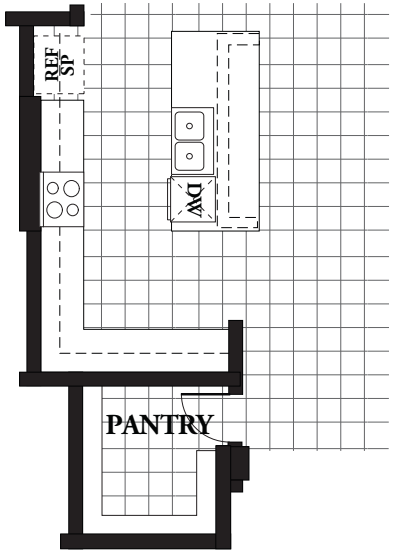
### DINING ROOM DOOR



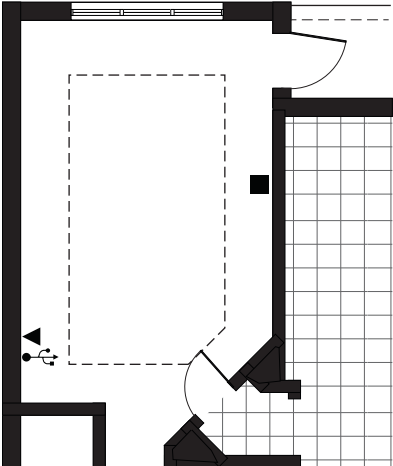
### POWDER BATH (ADDS 27 SQ FT)



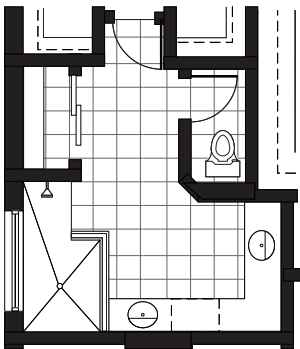
### EXTENDED KITCHEN CABINETS



### OWNER'S SUITE DOOR



### OPTIONAL OWNER'S BATH



Rev. 1/22/24

# Garage Options

## MEASUREMENTS

### 3-CAR GARAGE

32'7"x25'11"

10'0" Ceiling

### 2-CAR COURTYARD GARAGE

20'6"x25'9"

10'0" Ceiling

### 3-CAR COURTYARD GARAGE

20'6"x35'9"

10'0" Ceiling

### EXPANDED GARAGE -2 FT DEPTH

20'6"x25'5"

10'0" Ceiling

### EXPANDED GARAGE -5 FT WIDTH

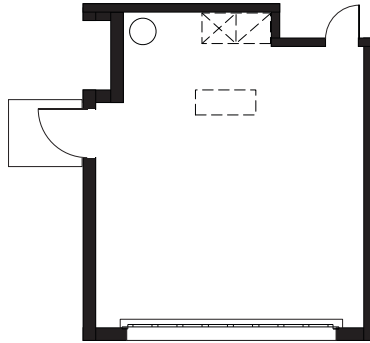
25'6"x23'5"

10'0" Ceiling

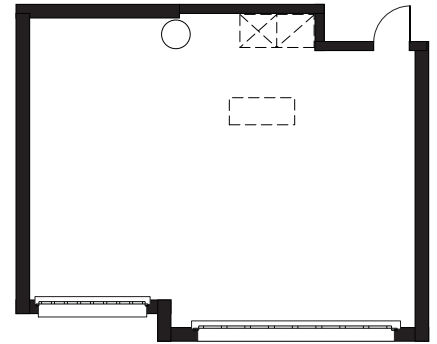
## OTHER OPTIONS (not shown)

DELETE HVAC RECESS

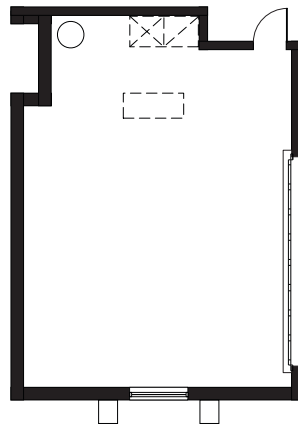
### GARAGE SERVICE DOOR



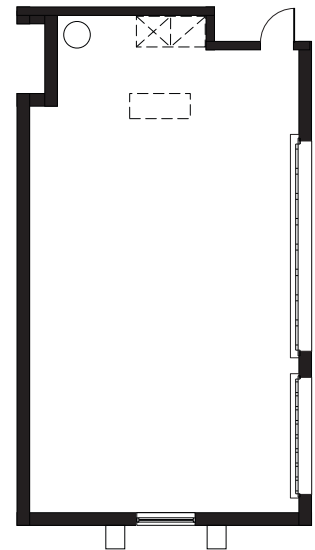
### 3 CAR GARAGE



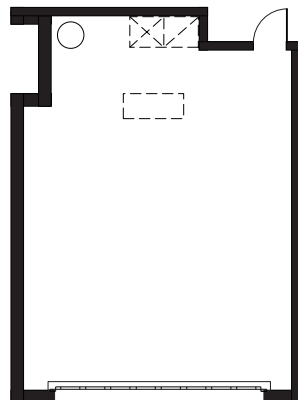
### 2 CAR COURTYARD GARAGE



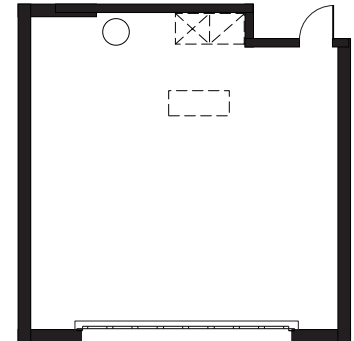
### 3 CAR COURTYARD GARAGE






### EXPANDED GARAGE - 2 FT DEPTH



### EXPANDED GARAGE - 5 FT WIDTH



## LEGEND

-  Water Heater
-  Attic Access
-  AHU on Stand



# Muirfield with Optional Courtyard Garage

2,620 Living Sq.Ft. | 3,538 Total Sq.Ft. | 3 Bedroom, 3 Bath, Den

*Signature*  
SERIES

Exterior A



Exterior B



Exterior C



2024 SeaGate Homes, LLC. CGC1518372. This Artist Rendering is conceptual only. Actual construction and dimensions may vary and are subject to change without notice.

[SeagateHomes.com](https://SeagateHomes.com)



# Bethpage

2,663 Living Sq.Ft. | 3,488 Total Sq.Ft. | 4 Bedroom, 3 Bath, Den

*Signature*  
SERIES

Exterior A



Exterior B



2024 SeaGate Homes, LLC. CGC1518372. This Artist Rendering is conceptual only. Actual construction and dimensions may vary and are subject to change without notice.

[SeagateHomes.com](https://SeagateHomes.com)

# Bethpage Base Floor Plan



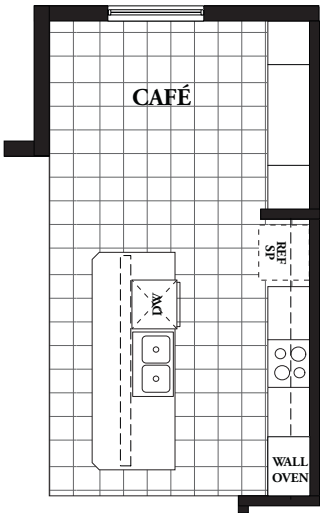
# Available Options

## MEASUREMENTS

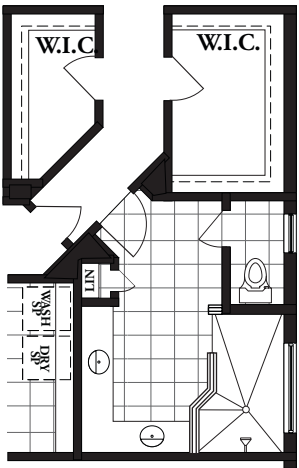
### EXTENDED LAUNDRY

Adds 31 Sq Ft to Living  
Subtracts 31 Sq Ft from Garage

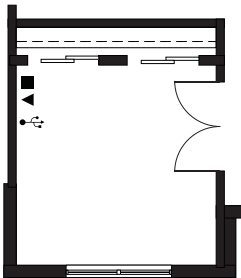
### GOURMET KITCHEN



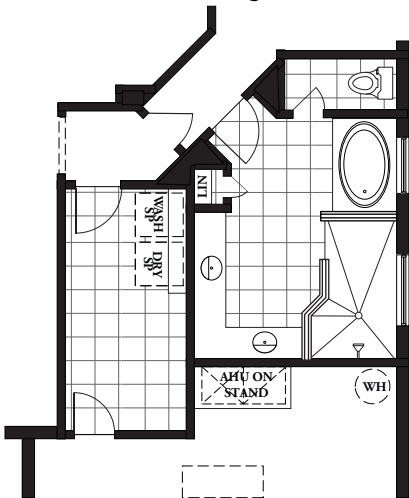
### ALTERNATE OWNER'S BATH



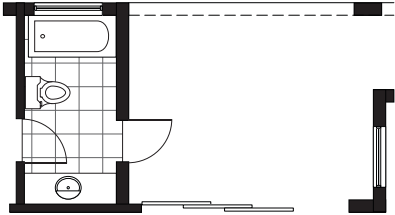
### DEN CLOSET



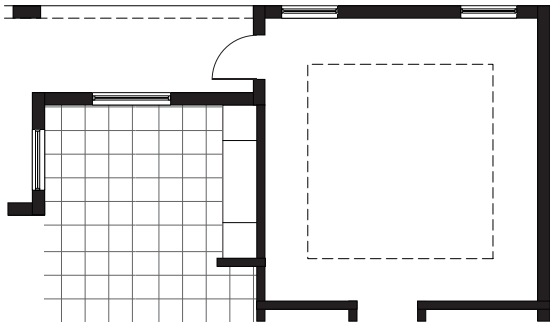
### EXTENDED LAUNDRY (ADDS 31 SQ FT)



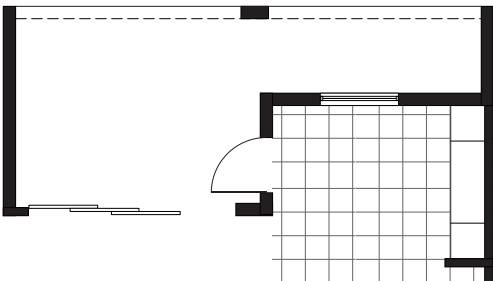
### BATH 3 DOOR



### OWNER'S SUITE DOOR



### CAFE DOOR



## LEGEND

	Arch		Cable
	Attic Access		Phone
	Tile		USB

Rev. 4/15/2024

# Garage Options

## MEASUREMENTS

### 3-CAR GARAGE

31'0"x24'1"

10'0" Ceiling

### 2-CAR COURTYARD GARAGE

20'10"x29'1"

10'0" Ceiling

### 3-CAR COURTYARD GARAGE

20'10"x39'1"

10'0" Ceiling

### EXTENDED GARAGE -2 FT DEPTH

20'10"x26'1"

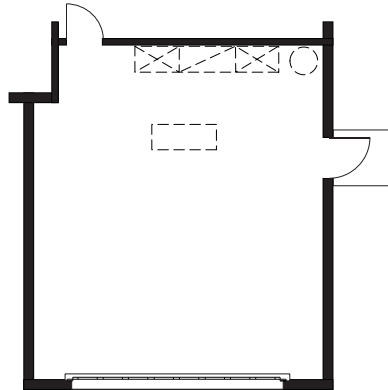
10'0" Ceiling

### EXTENDED GARAGE -5 FT WIDTH

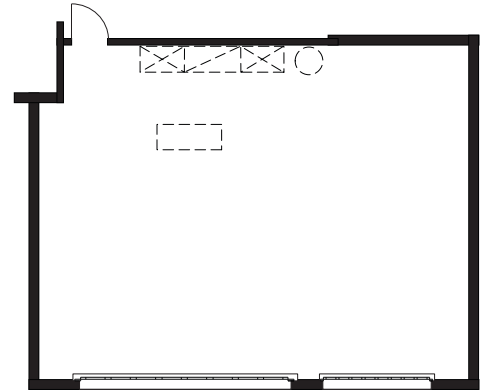
25'10"x24'1"

10'0" Ceiling

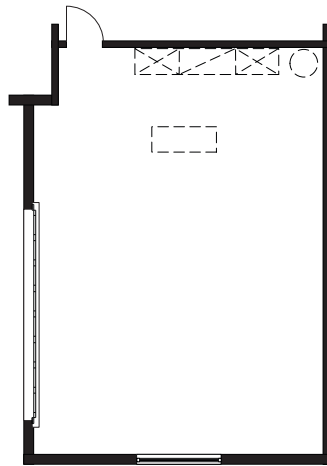
### GARAGE SERVICE DOOR



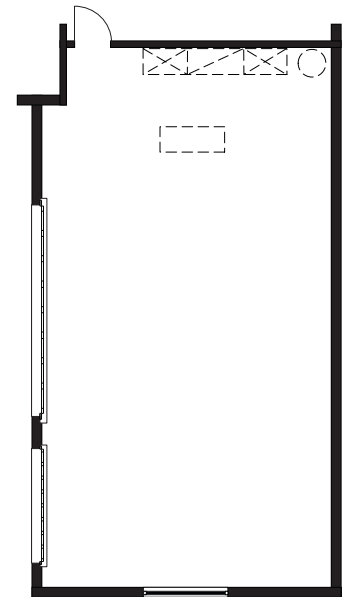
### 3-CAR GARAGE



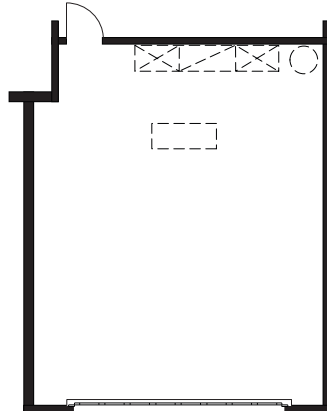
### 2-CAR COURTYARD GARAGE



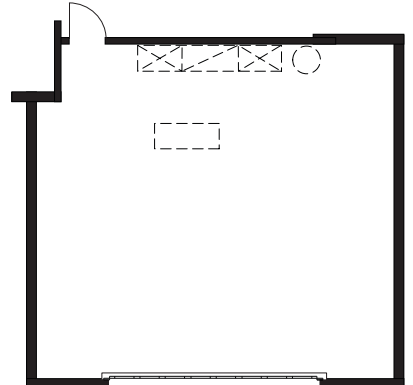
### 3-CAR COURTYARD GARAGE



### EXTENDED GARAGE - 2 FT DEPTH



### EXTENDED GARAGE - 5 FT WIDTH



## LEGEND

-  Water Heater
-  Attic Access
-  AHU Hung From Trusses



# Sawgrass

2,650 Living Sq.Ft. | 3,718 Total Sq.Ft. | 3 Bedroom, 3 Bath, Den

*Signature*  
SERIES

Exterior A



Exterior B



2024 SeaGate Homes, LLC. CGC1518372. This Artist Rendering is conceptual only. Actual construction and dimensions may vary and are subject to change without notice.

[SeagateHomes.com](https://SeagateHomes.com)

# Sawgrass Base Floor Plan



## MEASUREMENTS

### COVERED ENTRY

16'0" Ceiling

### FOYER

13'0" Ceiling

### KITCHEN

11'4"x19'4"

10'0" Ceiling

### GREAT ROOM

18'7"x26'4"

Coffer Ceiling

### DINING ROOM

11'6"x15'0"

10'8" Recess Ceiling

### DEN

11'7"x14'0"

10'0" Ceiling\*

### OWNER'S SUITE

13'8"x19'8"

10'8" Recess Ceiling

### BEDROOM 2

11'4"x11'2"

10'0" Ceiling\*

### BEDROOM 3

13'6"x11'11"

10'0" Ceiling\*

### GARAGE

20'8"x26'1"

10'0" Ceiling

### COVERED LANAI

29'4"x15'0"

10'0" Ceiling

\*Optional 10'8" Recess Ceiling

## LEGEND


## SQ. FT. SUMMATION

LIVING AREA	2,650 Sq.Ft.
GARAGE	647 Sq.Ft.
COVERED ENTRY	50 Sq.Ft.
COVERED LANAI	371 Sq.Ft.
<b>TOTAL UNDER ROOF</b>	<b>3,718 Sq.Ft.</b>

Rev. 2/9/24



2024 SeaGate Homes, LLC. CGC1518372. This Artist Rendering is conceptual only. Actual construction and dimensions may vary and are subject to change without notice.

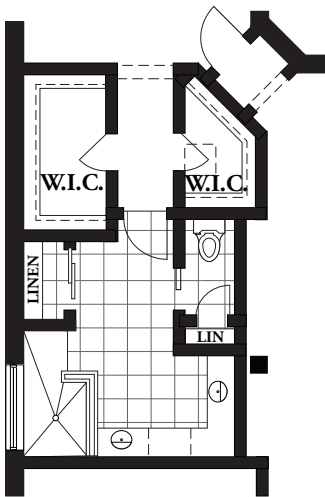
# Available Options

## MEASUREMENTS

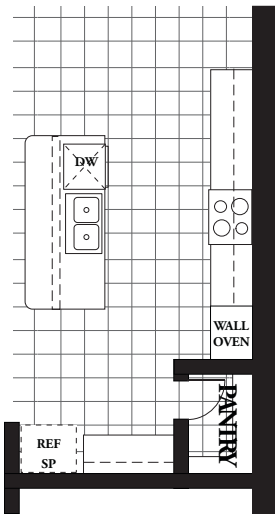
### EXPANDED LANAI

29'4"x20'0"  
10'0" Ceiling

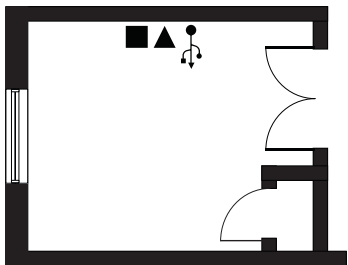
### OPTIONAL OWNER'S BATH



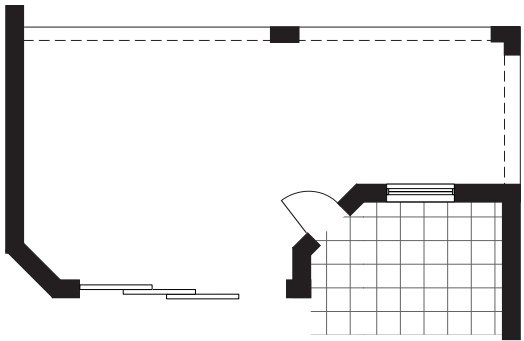
### GOURMET KITCHEN



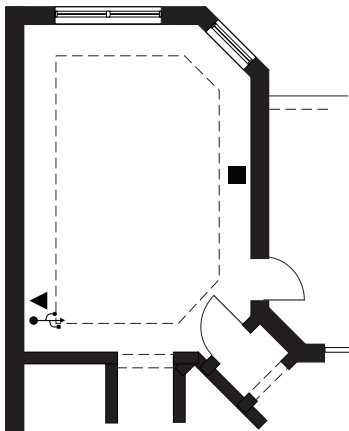
### DEN CLOSET



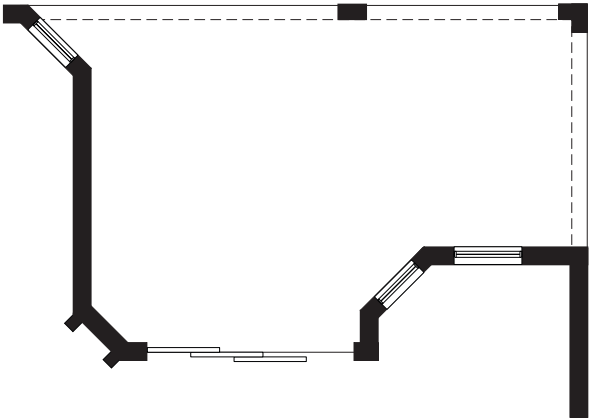
### DINING ROOM DOOR



### OWNER'S DOOR



### EXPANDED LANAI



### LEGEND

Arch	Cable
Attic Access	Phone
Tile	USB

Rev. 2/9/24

# Garage Options

## MEASUREMENTS

### 3-CAR COURTYARD GARAGE

20'8"x36'1"

10'0" Ceiling

### EXPANDED GARAGE -2 FT

20'8"x28'1"

10'0" Ceiling

### EXPANDED GARAGE -5 FT

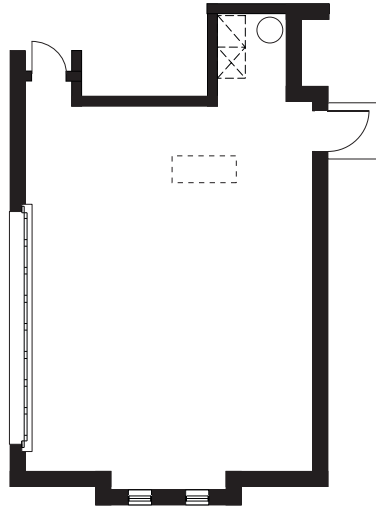
25'8"x26'1"

10'0" Ceiling

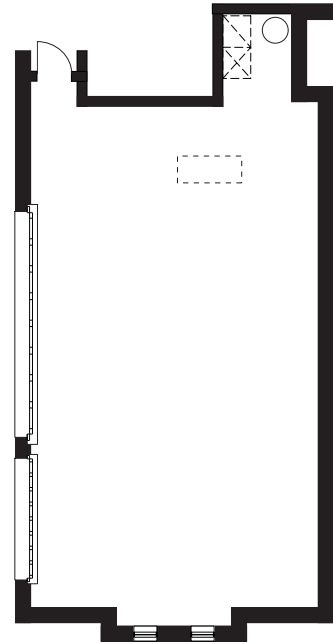
## OTHER OPTIONS (not shown)

### DELETE HVAC RECESS

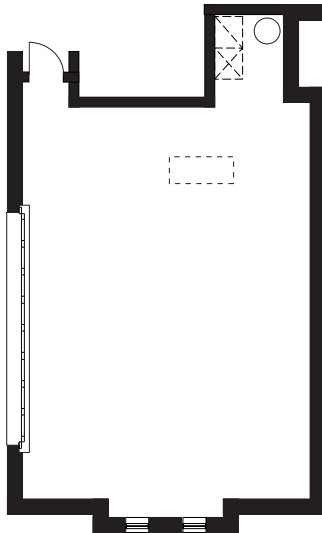
### GARAGE SERVICE DOOR



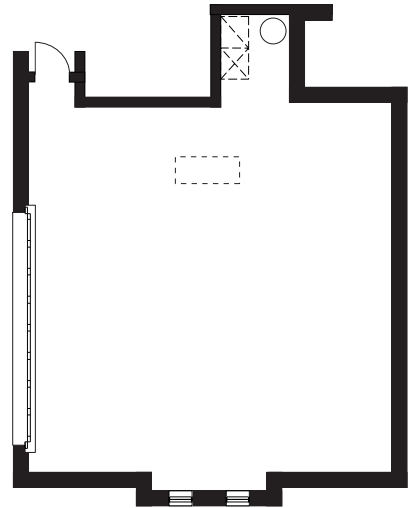
### 3 CAR COURTYARD GARAGE






### EXPANDED GARAGE - 2 FT



### EXPANDED GARAGE - 5 FT



## LEGEND

-  Water Heater
-  Attic Access
-  AHU on Stand



# St. Andrews

2,236 Living Sq.Ft. | 3,915 Total Sq.Ft. | 3 Bedroom, 3 Bath, Den Loft

*Signature*  
SERIES

Exterior A



Exterior B



2024 SeaGate Homes, LLC. CGC1518372. This Artist Rendering is conceptual only. Actual construction and dimensions may vary and are subject to change without notice.

[SeagateHomes.com](https://SeagateHomes.com)

# St. Andrews Base Floor



## LEGEND

5-Shelves	Shelf w/Rod
Tile	Carpet
Arch	Attic Access
Wet Area	
Cable	Phone
	USB

## MEASUREMENTS

### COVERED ENTRY

14'0" Ceiling

### FOYER

12'0" Ceiling

### KITCHEN

12'2"x16'8"

10'0" Ceiling

### GREAT ROOM

15'8"x15'4"

Coffered Ceiling

### DINING ROOM

11'6"x11'6"

10'8" Recessed Ceiling

### OWNER'S SUITE

13'8"x19'8"

10'8" Recessed Ceiling

### BEDROOM 2

11'9"x11'10"

10'0" Ceiling\*

### DEN

11'9"x11'8"

10'0" Ceiling\*

### GARAGE

21'10"x22'2"

10'0" Ceiling

### COVERED LANAI

30'0"x10'0"

10'0" Ceiling

### BEDROOM 3

14'2"x10'10"

9'0" Ceiling\*\*

### LOFT

15'0"x18'7"

9'0" Ceiling

### COVERED BALCONY

15'0"x10'0"

9'0" Ceiling

## SQ. FT. SUMMATION

FIRST FLOOR LIVING	2,236 Sq.Ft.
SECOND FLOOR LIVING	633 Sq.Ft.
GARAGE	515 Sq.Ft.
COVERED ENTRY	71 Sq.Ft.
COVERED BALCONY	160 Sq.Ft.
COVERED LANAI	300 Sq.Ft.
<b>TOTAL UNDER ROOF</b>	<b>3,915 Sq.Ft.</b>

\*Optional 10'8" Recessed Ceiling \*\*Optional 9'8" Recessed Ceiling



# Available Options

## MEASUREMENTS

### BEDROOM 4

11'6"x12'3"

9'0" Ceiling

### DINING ROOM (WITH 4' EXPANSION)

11'6"x14'10"

10'8" Recessed Ceiling

## OTHER OPTIONS (not shown)

### POCKET SLIDING DOOR TO LANAI

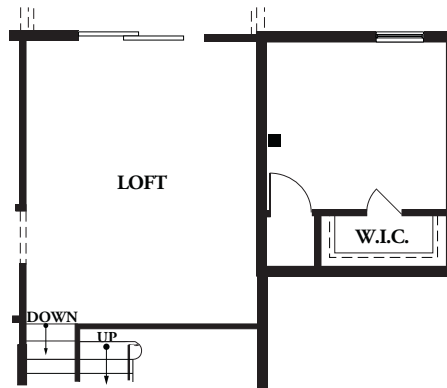
(in Great Room and/or Owner's Suite)

### BEDROOM 4 RECESSED CEILING

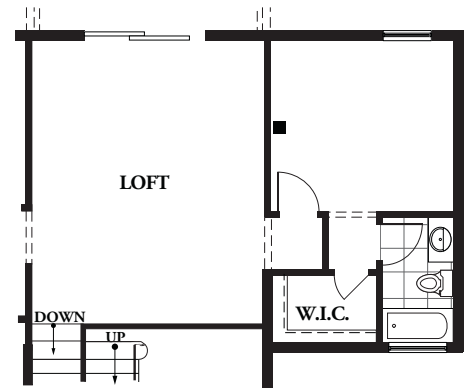
11'6"x12'3"

9'8" Recessed Ceiling

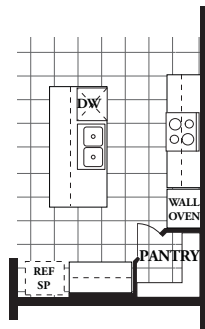
### BEDROOM 4 (ADDS 200 SQ FT)



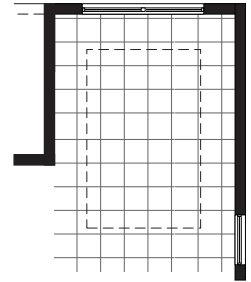
### BEDROOM 4 & BATH 4 (ADDS 262 SQ FT)



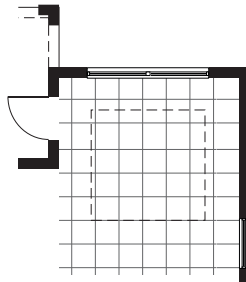
### GOURMET KITCHEN



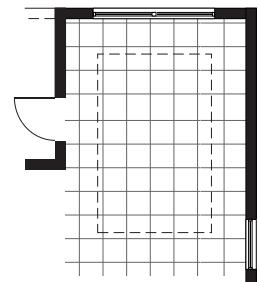
### EXTENDED DINING ROOM (ADDS 53 SQ FT)



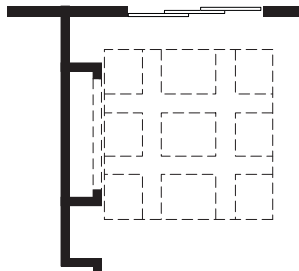
### DINING ROOM DOOR



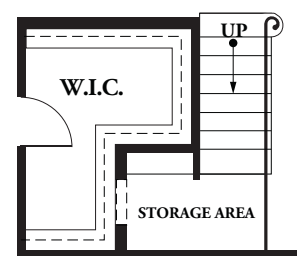
### EXTENDED DINING ROOM WITH DOOR (ADDS 53 SQ FT)



### GREAT ROOM FIRE PLACE



### UNDER STAIR STORAGE (ACCESS IN OWNER'S WIC)



## LEGEND


Rev. 4/15/2024

# Garage Options

## MEASUREMENTS

### 3-CAR GARAGE

38'7"x22'2"

10'0" Ceiling

### 2-CAR COURTYARD GARAGE

21'10"x33'3"

10'0" Ceiling

### 3-CAR COURTYARD GARAGE

21'10"x43'5"

10'0" Ceiling

### EXTENDED GARAGE -2 FT DEPTH

21'10"x24'2"

10'0" Ceiling

### EXTENDED GARAGE -5 FT WIDTH

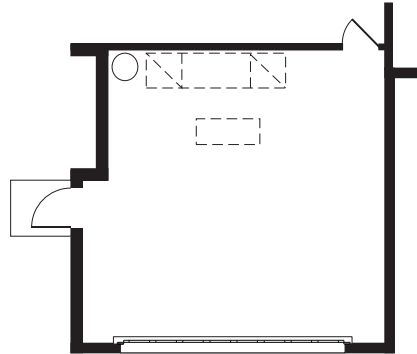
26'10"x22'2"

10'0" Ceiling

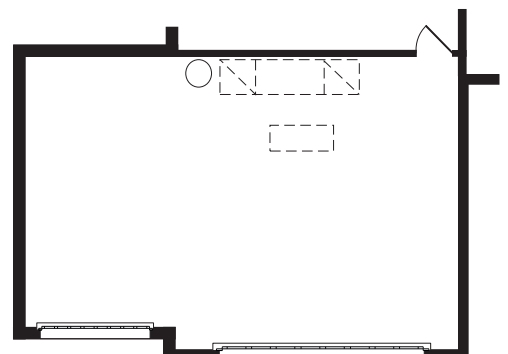
## OTHER OPTIONS (not shown)

DELETE HVAC RECESS

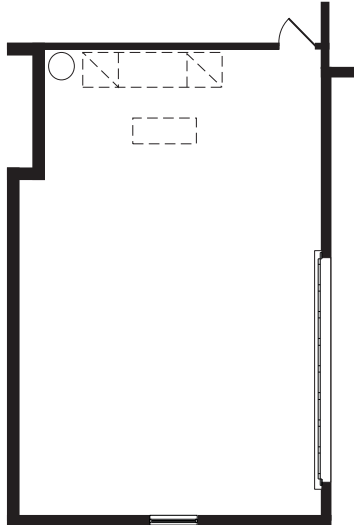
GARAGE SERVICE DOOR



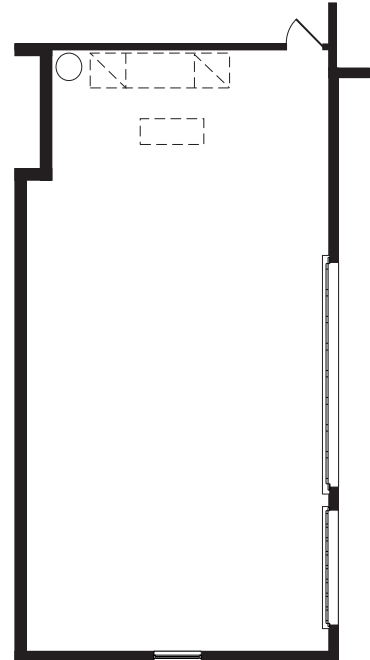
3-CAR GARAGE



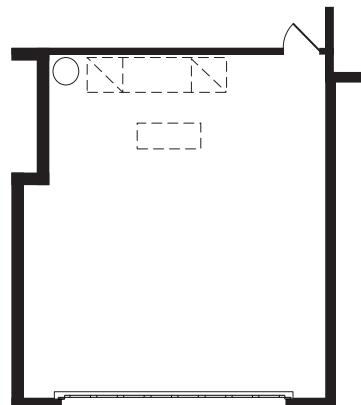
2-CAR COURTYARD GARAGE



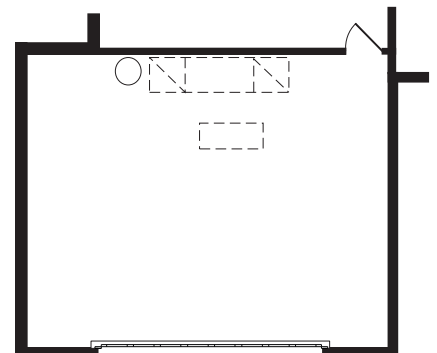
3-CAR COURTYARD GARAGE



EXTENDED GARAGE - 2 FT DEPTH



EXTENDED GARAGE - 5 FT WIDTH



## LEGEND

-  Water Heater
-  Attic Access
-  AHU Hung From Trusses



# Muirfield with Bonus

3,240 Living Sq.Ft. | 4,250 Total Sq.Ft. | 3 Bedroom, 3 Bath, Den, Bonus Room

*Signature*  
SERIES

Exterior A



Exterior B



2024 SeaGate Homes, LLC. CGC1518372. This Artist Rendering is conceptual only. Actual construction and dimensions may vary and are subject to change without notice.

[SeagateHomes.com](https://SeagateHomes.com)

# Muirfield with Bonus Base Floor Plan



## MEASUREMENTS

<b>COVERED ENTRY</b> 10'0" Ceiling	<b>DINING ROOM</b> 14'0"x12'12" 10'8" Recess Ceiling	<b>BEDROOM 3</b> 12'9"x12'11" 10'0" Ceiling*	<b>COVERED LANAI</b> 29'4"x14'8" 10'0" Ceiling	<b>COVERED BALCONY</b> 14'8"x10'0" 9'0" Ceiling
<b>KITCHEN</b> 14'0"x15'8" 10'0" Ceiling	<b>OWNER'S SUITE</b> 13' 8"x20'0" 10'8" Recess Ceiling	<b>DEN</b> 12'9"x13'1" 10'0" Ceiling*	<b>BONUS ROOM</b> 14'8"x24'0" 9'0" Ceiling	
<b>GREAT ROOM</b> 15'7"x21'9" Coffer Ceiling	<b>BEDROOM 2</b> 12'8"x13'0" 10'0" Ceiling*	<b>GARAGE</b> 20'0"x26'1" 10'0" Ceiling		
*Optional 10'8" Recess Ceiling				
<b>SQ. FT. SUMMATION</b>				
FIRST FLOOR LIVING		2,677 Sq.Ft.		
SECOND FLOOR LIVING		563 Sq.Ft.		
GARAGE		521 Sq.Ft.		
COVERED ENTRY		44 Sq.Ft.		
COVERED BALCONY		153 Sq.Ft.		
COVERED LANAI		292 Sq.Ft.		
TOTAL UNDER ROOF		4,250 Sq.Ft.		



# Available Options

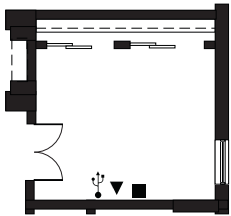
## MEASUREMENTS

**BEDROOM 4**  
12'9"x10'10"  
10'0" Ceiling

## OTHER OPTIONS (not shown)

**DOUBLE ENTRY FRONT DOOR**

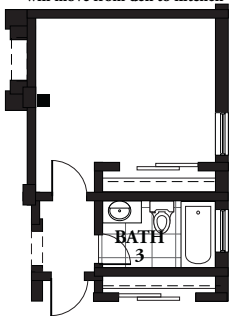
### DEN CLOSET



### BEDROOM 4

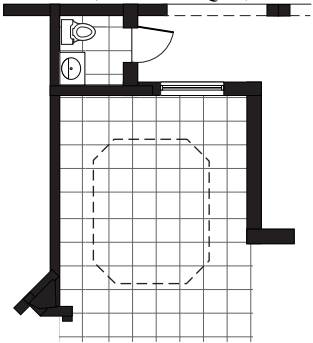
(IN LIEU OF DEN)

\*If selected, phone and usb outlets will move from den to kitchen

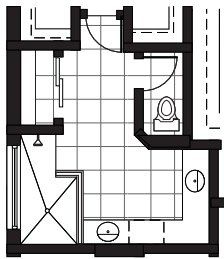


### POWDER BATH

(ADDS 27 SQ FT)



### OPTIONAL OWNER'S BATH

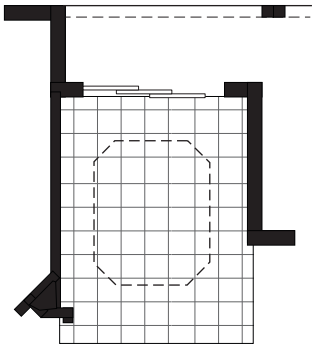


### LEGEND

	Arch		Cable
	Attic Access		Phone
	Tile		USB

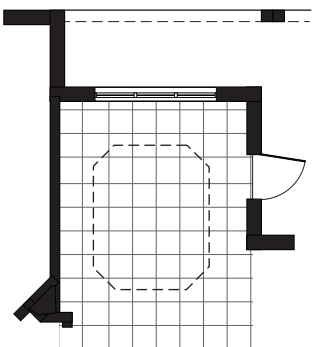
### DINING ROOM SLIDING DOOR

(IN LIEU OF WINDOW)

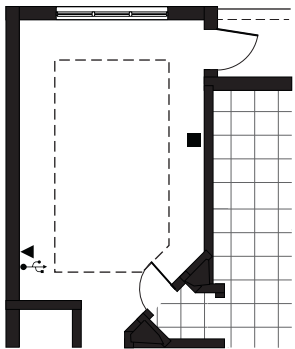


### DINING ROOM DOOR

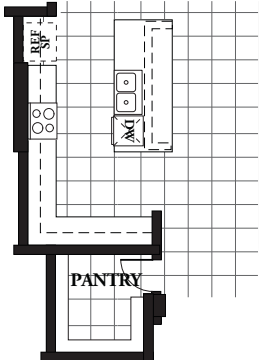
(SLIDING DOOR AVAILABLE)



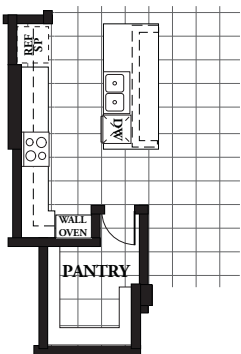
### OWNER'S SUITE DOOR



### EXTENDED KITCHEN CABINETS

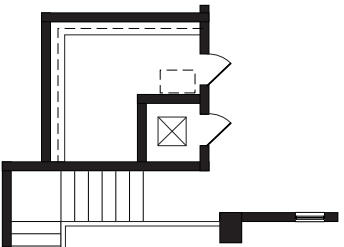


### GOURMET KITCHEN



### EXPANDED STORAGE

(ADDS 90 SQ FT)



Rev. 1/29/24

# Garage Options

## MEASUREMENTS

### 3-CAR GARAGE

32'7"x25'11"

10'0" Ceiling

### 2-CAR COURTYARD GARAGE

20'6"x25'9"

10'0" Ceiling

### 3-CAR COURTYARD GARAGE

20'6"x35'9"

10'0" Ceiling

### EXPANDED GARAGE -2 FT DEPTH

20'6"x25'5"

10'0" Ceiling

### EXPANDED GARAGE -5 FT WIDTH

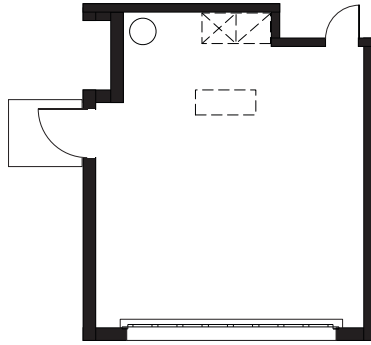
25'6"x23'5"

10'0" Ceiling

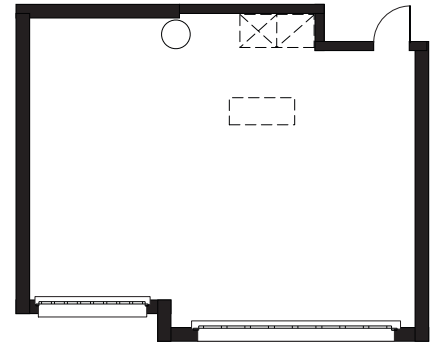
## OTHER OPTIONS (not shown)

DELETE HVAC RECESS

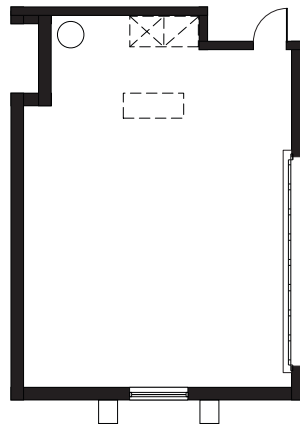
### GARAGE SERVICE DOOR



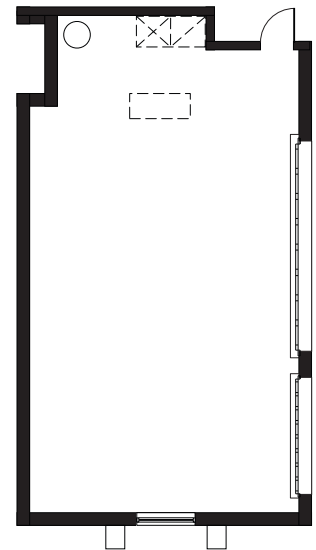
### 3 CAR GARAGE



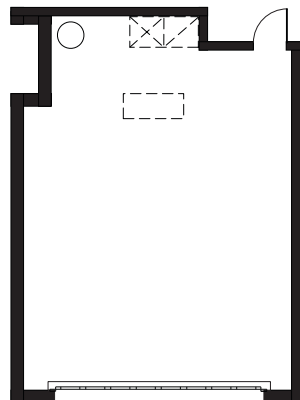
### 2 CAR COURTYARD GARAGE



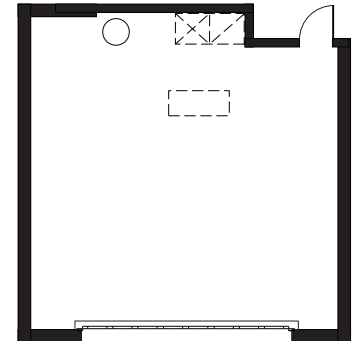
### 3 CAR COURTYARD GARAGE






### EXPANDED GARAGE - 2 FT DEPTH



### EXPANDED GARAGE - 5 FT WIDTH



## LEGEND

-  Water Heater
-  Attic Access
-  AHU on Stand



# Sawgrass with Bonus

3,197 Living Sq.Ft. | 4,351 Total Sq.Ft. | 3 Bedroom, 3 Bath, Den, Bonus

*Signature*  
SERIES

Exterior A



Exterior B



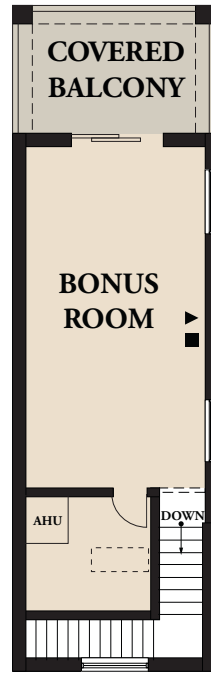
2024 SeaGate Homes, LLC. CGC1518372. This Artist Rendering is conceptual only. Actual construction and dimensions may vary and are subject to change without notice.

[SeagateHomes.com](https://SeagateHomes.com)











# Sawgrass with Bonus Base Floor Plan



## SECOND FLOOR



## LEGEND

 5-Shelves
  Shelf w/Rod  
 Tile
  Carpet  
 Arch
  Attic Access  
 Wet Area  
 Cable
  Phone
  USB

## MEASUREMENTS

<b>COVERED ENTRY</b> 16'0" Ceiling	<b>DINING ROOM</b> 11'6"x15'0"	<b>BEDROOM 2</b> 13'10"x13'10"	<b>COVERED LANAI</b> 29'4"x15'0"	<b>COVERED BALCONY</b> 14'6"x9'3"
<b>FOYER</b> 13'0" Ceiling	10'8" Recess Ceiling	10'0" Ceiling*	10'0" Ceiling	9'0" Ceiling
<b>KITCHEN</b> 11'4"x19'4"	<b>DEN</b> 11'7"x14'0"	<b>BEDROOM 3</b> 13'6"x12'0"	<b>BONUS ROOM</b> 13'0"x25'8"	<b>SQ. FT. SUMMATION</b>  FIRST FLOOR LIVING 2,688 Sq.Ft. SECOND FLOOR LIVING 509 Sq.Ft. GARAGE 598 Sq.Ft. COVERED ENTRY 50 Sq.Ft. COVERED BALCONY 135 Sq.Ft.
10'0" Ceiling	10'0" Ceiling*	10'0" Ceiling*	9'0" Ceiling	
<b>GREAT ROOM</b> 18'7"x26'4"	<b>OWNER'S SUITE</b> 13'8"x19'8"	<b>GARAGE</b> 20'8"x24'9"		
Coffer Ceiling	10'8" Recess Ceiling	10'0" Ceiling		

\*Optional 10'8" Recess Ceiling

SQ. FT. SUMMATION	
FIRST FLOOR LIVING	2,688 Sq.Ft.
SECOND FLOOR LIVING	509 Sq.Ft.
GARAGE	598 Sq.Ft.
COVERED ENTRY	50 Sq.Ft.
COVERED BALCONY	135 Sq.Ft.
COVERED LANAI	371 Sq.Ft.
<b>TOTAL UNDER ROOF</b>	<b>4,351 Sq.Ft.</b>

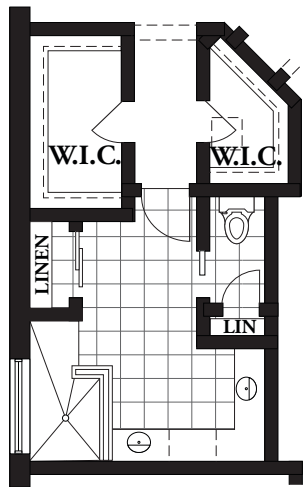


# Available Options

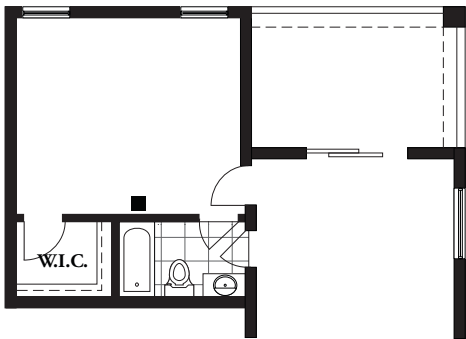
## MEASUREMENTS

BEDROOM 4  
15'2"x13'5"  
9'0" Ceiling

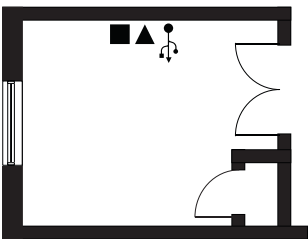
OPTIONAL OWNER'S BATH



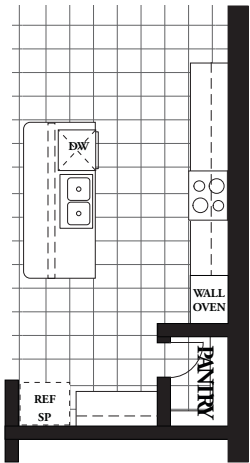
BEDROOM & BATH 4  
(ADDS 307 SQ FT)



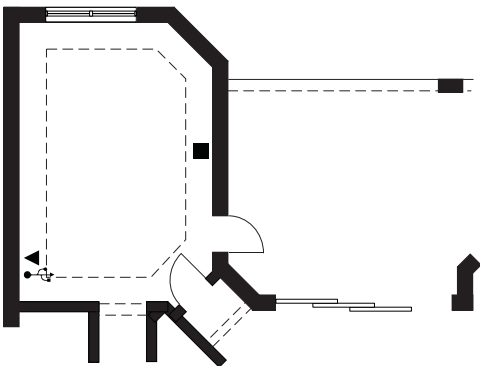
DEN CLOSET



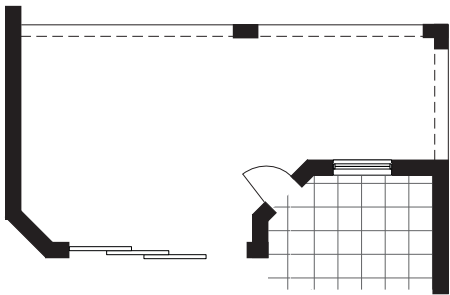
GOURMET KITCHEN



OWNER'S SUITE DOOR



DINING ROOM DOOR



### LEGEND

	Cable
	Phone
	USB

Rev. 2/12/2024

# Garage Options

**MEASUREMENTS**

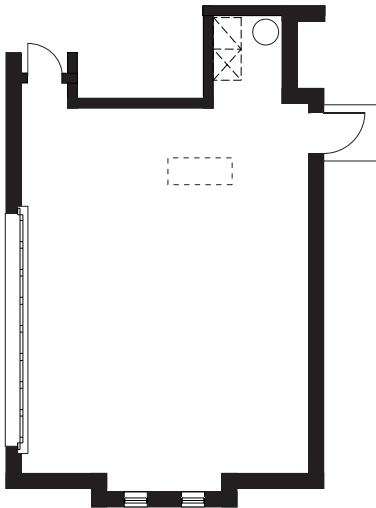
**3-CAR COURTYARD GARAGE**

20'8"x34'9"  
10'0" Ceiling

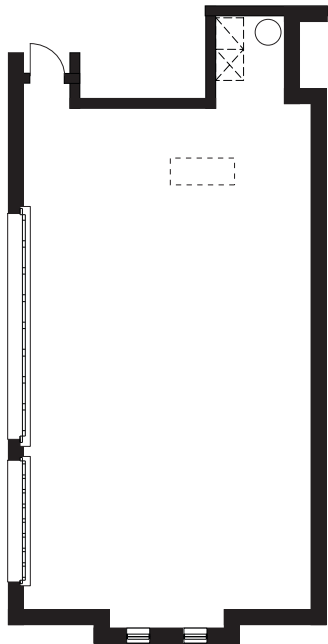
**OTHER OPTIONS** (not shown)

**DELETE HVAC RECESS**

**GARAGE SERVICE DOOR**



**3 CAR COURTYARD GARAGE**



**LEGEND**

- Water Heater
- Attic Access
- ▨ AHU on Stand

