



# MATANZAS = COVE =

AN AGE-RESTRICTED COMMUNITY

- AGE-RESTRICTED TO 55+
- LOW MAINTENANCE LIVING
- LAKE-FRONT SITES AVAILABLE
- HOA COMMUNITY WITH LAWN CARE
- 15-YEAR STRUCTURAL WARRANTY
- GATED ENTRANCE
- BLOCK CONSTRUCTION
- RECREATION AREA (TBD)

## SITEMAP LEGEND:

- AVAILABLE
- RESERVED
- QUICK MOVE-IN HOMES
- MODEL HOME
- COMING SOON



REV. 11/13/2025

386-310-0113 • [SeaGateHomes.com](http://SeaGateHomes.com)



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# Pricing



## Polo Collection

Model	Bed/ Bath	Living Area	Total Area	Architectural Style		
				A	B	C
Charlotte II	3 / 2	1,623	2,318	\$345,900	\$346,900	N/A
Kingsley II <sup>1</sup>	2/2 + Den	1,645	2,257	\$350,900	\$351,900	\$356,900
Lillian II <sup>1</sup>	2/2 + Den	1,658	2,267	\$352,900	\$353,900	\$354,900
Sebring II <sup>1</sup>	2/2 + Den	1,751	2,450	\$363,900	\$364,900	\$367,900
Monroe II	3/2	1,738	2,558	\$366,900	\$367,900	N/A
Norris II <sup>1</sup>	2/2 + Den	1,905	2,593	\$361,900	\$362,900	\$365,900
Bennet II	3/2	2,008	2,635	\$372,900	\$373,900	\$375,900
Pierce II	3/2 + Den	2,034	2,733	\$375,900	\$376,900	N/A

<sup>1</sup> Avail. 3rd Bedroom Opt.

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Rev: 1/14/2026



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## Homesite Premiums

Lot	Address	Location	Status	Lot Premium
1	10 Matanzas Cove Dr	Lake	Available	\$7,500
2	12 Matanzas Cove Dr	Lake	MODEL - Sold	\$15,000
3	14 Matanzas Cove Dr	Lake	Available	\$17,000
4	16 Matanzas Cove Dr	Lake	Available	\$17,000
5	18 Matanzas Cove Dr	Lake	Available	\$17,000
6	20 Matanzas Cove Dr	Partial Lake	Available	\$15,000
7	22 Matanzas Cove Dr		Available	\$8,000
8	24 Matanzas Cove Dr	Corner	Available	\$10,000
9	4 Lakeland Way	Lake	Available	\$16,000
10	6 Lakeland Way	Lake	Available	\$16,000
11	8 Lakeland Way	Lake	SOLD	\$16,000
12	10 Lakeland Way	Lake	Available	\$16,000
13	12 Lakeland Way	Lake	SOLD	\$18,000
14	14 Lakeland Way	Culdesac	SOLD	\$17,000
15	15 Lakeland Way	Culdesac	SOLD	\$20,000
16	13 Lakeland Way	Culdesac	SOLD	\$20,000
17	11 Lakeland Way	Culdesac/Lake	SOLD	\$20,000
18	9 Lakeland Way	Lake	SOLD	\$18,000
19	7 Lakeland Way	Lake	Available	\$18,000
20	5 Lakeland Way	Lake	SOLD	\$18,000
21	3 Lakeland Way	Lake	SOLD	\$18,000
22	30 Matanzas Cove Dr	Corner	Available	\$10,000
23	32 Matanzas Cove Dr		SOLD	\$8,000
24	34 Matanzas Cove Dr	Partial Lake	Quick Move-In	\$15,000
25	36 Matanzas Cove Dr	Lake	SOLD	\$17,000
26	38 Matanzas Cove Dr	Lake	SOLD	\$17,000
27	40 Matanzas Cove Dr	Lake	SOLD	\$17,000
28	42 Matanzas Cove Dr	Lake	SOLD	\$17,000
29	44 Matanzas Cove Dr	Lake	SOLD	\$17,000
30	46 Matanzas Cove Dr	Lake	SOLD	\$20,000
31	51 Matanzas Cove Dr	Lake	SOLD	\$20,000
32	49 Matanzas Cove Dr	Preserve	Quick Move-In	\$15,000
33	47 Matanzas Cove Dr	Preserve	SOLD	\$15,000
34	45 Matanzas Cove Dr	Preserve	Quick Move-In	\$15,000



## Homesite Premiums

Lot	Address	Location	Status	Lot Premium
35	43 Matanzas Cove Dr	Preserve	<b>SOLD</b>	\$15,000
36	41 Matanzas Cove Dr	Preserve	<b>SOLD</b>	\$15,000
37	39 Matanzas Cove Dr	Preserve	<b>SOLD</b>	\$15,000
38	37 Matanzas Cove Dr	Preserve	<b>Available</b>	\$15,000
39	35 Matanzas Cove Dr	Preserve	<b>Available</b>	\$15,000
40	33 Matanzas Cove Dr	Preserve	<b>Available</b>	\$15,000
41	31 Matanzas Cove Dr	Preserve	<b>Available</b>	\$15,000
42	29 Matanzas Cove Dr	Preserve	<b>Available</b>	\$15,000
43	27 Matanzas Cove Dr	Preserve	<b>Available</b>	\$15,000
44	25 Matanzas Cove Dr	Preserve	<b>Available</b>	\$15,000
45	23 Matanzas Cove Dr	Preserve	<b>Available</b>	\$15,000
46	21 Matanzas Cove Dr	Preserve	<b>Available</b>	\$15,000
47	19 Matanzas Cove Dr	Preserve	<b>Quick Move-In</b>	\$15,000
48	17 Matanzas Cove Dr	Preserve	<b>Quick Move-In</b>	\$15,000
49	15 Matanzas Cove Dr	Preserve	<b>Available</b>	\$15,000
50	13 Matanzas Cove Dr	Preserve	<b>Available</b>	\$10,000



# Included Features



## COMMUNITY FEATURES

- A planned community of only 50 homes, with many homes overlooking lakes.
- Fully sodded homesite using Floritam sod w/zoned irrigation system and timer and professionally designed landscape package
- Paver Driveway, walkway, and entry
- Lawn care and maintenance (through Homeowner's Association)
- Community street lights and sidewalk
- Aluminum Gutters with underground drains
- Covered lanai with acrylic finish (per plan)
- Underground utilities and stormwater management system

## ADDED VALUE

- Building permits, all municipal impact fees, soil tests, surveys, compaction and density tests
- Bora-Care Termite Treatment with a renewable termite bond with
- \$1,000,000 repair and retreat coverage
- 6 mil thick visqueen vapor barrier under slab
- All footings are steel reinforced with #5 rebar with a 4 in.
- 3000 PSI concrete fiber reinforced monolithic slab
- Concrete Block exterior wall construction
- 3000 PSI reinforced perimeter bond, tie beam, lintels, headers, porch columns and vertical wall reinforcements
- Roof trusses are engineered for a 130 mph wind load
- Poly foam adhesive seal at each exterior wall penetration
- Engineered anchoring systems at all bearing partitions for added wind upload resistance
- 30-year premium algae-resistant dimensional fiberglass roof shingles with 25-year shingles for hip and ridge cap
- Smoke Detectors
- Washer and dryer connections
- Pre-wired for garage door opener and coach lights
- Air handler suspended from garage ceiling to maximize floor space (per plan)
- 200 AMP electrical service with Copper wire distribution system
- Two (2) 110 volt weatherproof electrical GFI outlets (per plan)
- Two (2) USB 110-volt outlets (per plan)

## ENERGY AND MONEY SAVING ADVANTAGES

- R-38 ceiling insulation over living areas
- ¾ in. thick rigid foam insulation with ¾ in. air space resulting in R-
- 8.8 insulation rating at all exterior block walls
- Ceiling fan pre-wires in Den, Bedrooms, Family Room or Great Room and lanai (per plan)
- White single hung insulated vinyl low-e windows with clear, double paned glass. Vinyl screens installed on all operable windows and sliding glass doors
- Insulated six-panel fiberglass front door
- Maintenance-free aluminum fascia with vented vinyl soffits
- Energy efficient 16 SEER2 air conditioning system with jumper ducts in all bedrooms and den/study (per plan)
- 50-gallon energy saver water heater
- Water conserving toilets and shower heads

## IMPRESSIVE EXTERIORS

- Sherwin Williams® 100% Acrylic Satin paint over cementitious textured exterior finish for low maintenance
- Steel thirty-two panel overhead garage door with opener
- Recessed rain stop at threshold of garage door(s)
- Two (2) Exterior hose bibs
- Minimum 2x6 sub-fascia for stronger bridging with 16 in.
- overhang on long spans (12 in. overhang on gables)

## ELEGANT INTERIORS

- Recessed Ceilings in Owner's Bedrooms (per plan)
- Rounded drywall corners in main living areas (per plan)
- Knockdown textured ceilings and orange peel finish on walls
- Up to 18 in. ceramic tile floors in foyer, kitchen, bathrooms and laundry areas with underlayment to help prevent cracking
- Raised-panel interior doors with colonial trim
- LED Recessed Lighting in kitchen, great room or family room, lanai and in baths over tubs and/or shower (per plan)
- Designer lighting package with Decora rocker switches
- Stain-resistant carpeting in a variety of textures and colors
- Two (2) CAT-5 telephone outlets (per plan)
- Pre-wired RG-6 satellite compatible television outlets in each Bedroom and Family Room or Great Room with homeruns to multimedia panel (location per plan)
- Sherwin Williams® white wall and trim paint
- White Carrera Marble window sills
- Vinyl-coated, ventilated closet shelving and linen shelving (per plan)
- Kwikset® Satin Nickel Balboa door hardware with SmartKey® entry lock and deadbolt lock on front entry

## LUXURIOUS BATHS

- Timberlake® raised height vanities in oak or maple flat panel doors
- 3 CM Granite countertops in choice of colors with drop-in sinks
- Elongated comfort height 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 Owner's Bath (per plan)
- Ceramic tile shower with tile walls to ceiling and glass enclosure in owner's bath
- American Standard Steel tub with ceramic tile walls to ceiling in guest baths

## SPLENDID KITCHENS

- Timberlake® oak or maple flat panel cabinets with 42 in. wall cabinets
- Level I granite countertops in choice of colors with stainless steel undermount sink with 12" flat overhangs on bar tops and/or islands
- Stainless steel under-mount sink with Moen® single-lever faucet and separate in-sink sprayer
- Samsung® Stainless Steel Smooth top range with self-cleaning oven
- Built-in Samsung® Stainless Steel microwave/hood combination vented outside for maximum ventilation
- Sound-insulated Samsung® Stainless Steel dishwasher
- Garbage disposal
- Ice maker connection
- Spacious pantry (per plan)

## ADDED BENEFITS

- Meetings with a personal Design Consultant 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 warranty and a 15 year structural warranty through Home Buyers Warranty® Corporation plus manufacturer's warranties.

Rev 9/92025

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# CHARLOTTE II

1,623 Living Sq.Ft. | 2,318 Total Sq.Ft. | 3 Bedroom, 2 Bath



EXTERIOR A



EXTERIOR B



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# Charlotte II Base Floor Plan



## MEASUREMENTS

### COVERED ENTRY

9'4" Ceiling

### FOYER

9'4" Ceiling

### KITCHEN

11'9"x9'7"

9'4" Ceiling

### GREAT ROOM

17'3"x15'7"

9'4" Ceiling

### DINING ROOM

12'1"x9'5"

9'4" Ceiling

### OWNER'S SUITE

13'1"x14'1"

10'0" Recessed Ceiling

### OWNER'S BATH

9'4" Ceiling

### BEDROOM 2

11'7"x11'10"

9'4" Ceiling

### BEDROOM 3

10'11"x11'7"

9'4" Ceiling

### BATH 2

9'4" Ceiling

### LAUNDRY

9'4" Ceiling

### GARAGE

19'1"x20'0"

9'4" Ceiling

### COVERED LANAI

12'10"x9'2"

9'4" Ceiling

## SQ. FT. SUMMATION

LIVING AREA	1,623 Sq.Ft.
GARAGE	424 Sq.Ft.
COVERED ENTRY	152 Sq.Ft.
COVERED LANAI	119 Sq.Ft.
TOTAL UNDER ROOF	2,318 Sq.Ft.

Rev. 3/18/2024



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# Available Options

## MEASUREMENTS

### SUNROOM

12'8"x8'11"

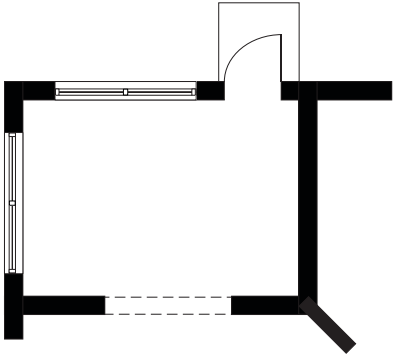
9'4" Ceiling

### GREAT ROOM

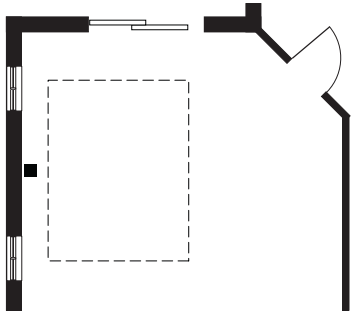
17'3"x15'7"

10'0" Recessed Ceiling

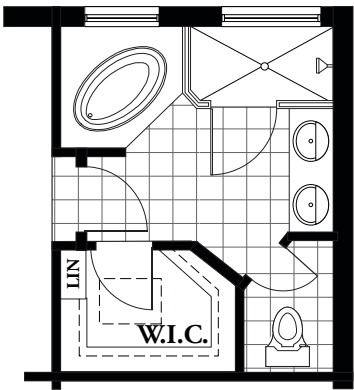
### SUNROOM (IN LIEU OF COVERED LANAI) ADDS 119 SQ FT



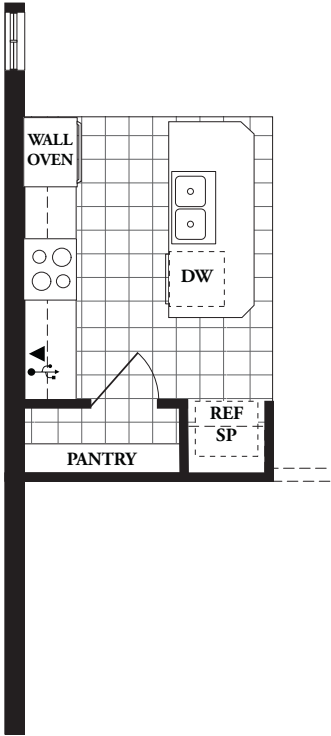
### GREAT ROOM RECESSED CEILING



### DELUXE OWNER'S BATH



### GOURMET KITCHEN



## LEGEND

Arch	Cable
Attic Access	Phone
Tile	USB

Rev. 3/18/2024

# Garage Options

## MEASUREMENTS

### EXTENDED GARAGE -2 FT DEPTH

19'1"x22'0"

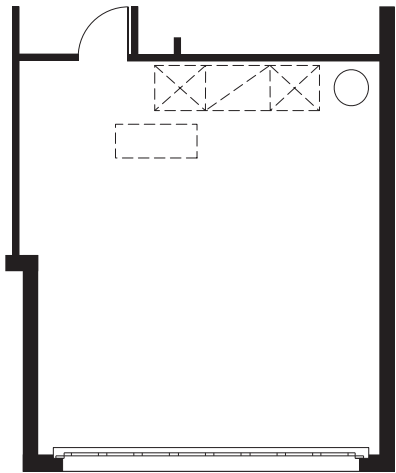
9'4" Ceiling

### EXTENDED GARAGE -5 FT WIDTH

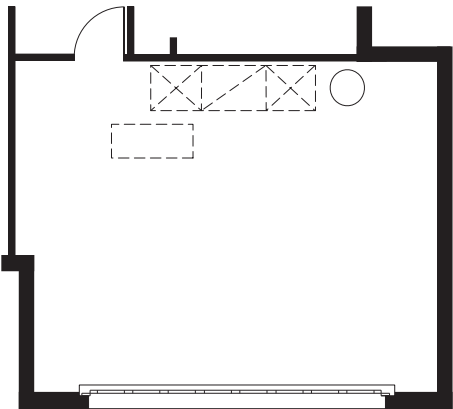
24'1"x20'0"

9'4" Ceiling

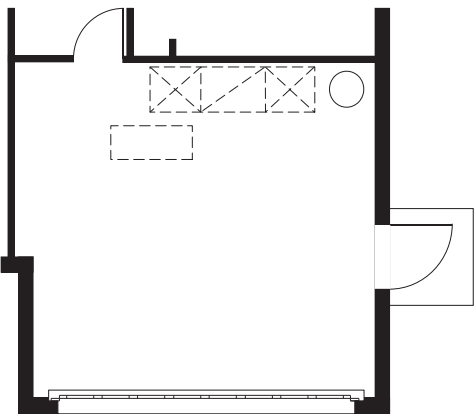
### EXTENDED GARAGE - 2 FT DEPTH



### EXTENDED GARAGE - 5 FT DEPTH



### GARAGE SERVICE DOOR



### LEGEND

	Water Heater
	Attic Access
	AHU Hung From Trusses



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# KINGSLEY II

1,645 Living Sq.Ft. | 2,257 Total Sq.Ft.\* | 2 Bedroom, 2 Bath, Den



EXTERIOR C



EXTERIOR A



EXTERIOR B



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



# Kingsley II Base Floor Plan



## MEASUREMENTS

### COVERED ENTRY

9'4" Ceiling

### FOYER

9'4" Ceiling

### KITCHEN

11'8"x14'7"

9'4" Ceiling

### GREAT ROOM

15'9"x22'3"

9'4" Ceiling

### DINING ROOM

11'8"x10'10"

9'4" Ceiling

### OWNER'S SUITE

12'0"x15'5"

10'0" Recessed Ceiling

### OWNER'S BATH

9'4" Ceiling

### BEDROOM 2

14'2"x10'8"

9'4" Ceiling

### DEN

11'11"x12'3"

9'4" Ceiling

### BATH 2

9'4" Ceiling

### LAUNDRY

9'4" Ceiling

### GARAGE

19'1"x20'0"

8'0"-9'4" Ceiling

### COVERED LANAI

10'7"x12'4"

9'4" Ceiling

## LEGEND


## SQ. FT. SUMMATION

LIVING AREA	1,645 Sq.Ft.
GARAGE	416 Sq.Ft.
COVERED ENTRY	64 Sq.Ft.
COVERED LANAI	132 Sq.Ft.
<b>TOTAL UNDER ROOF</b>	<b>2,257 Sq.Ft.</b>

\*C ELEVATION ADDS 84 Sq.Ft.

Rev. 1/25/24



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# Available Options

## MEASUREMENTS

### BEDROOM 3

11'11"x10'0"

9'4" Ceiling

### SUNROOM

10'4"x12'0"

9'4" Ceiling

### EXTENDED SUNROOM

21'0"x12'0"

9'4" Ceiling

### EXTENDED LANAI

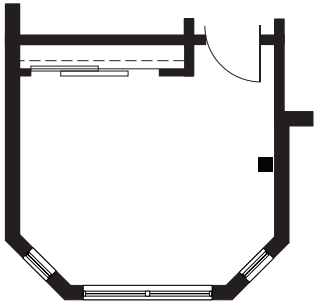
21'4"x12'4"

9'4" Ceiling

### BEDROOM 3

(IN LIEU OF DEN)

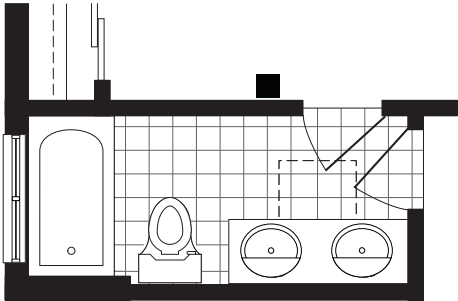
If selected, phone and usb outlets  
will move from den to kitchen



### BATH 2 OPTIONS

BEDROOM 2 DOOR & DOUBLE VANITY

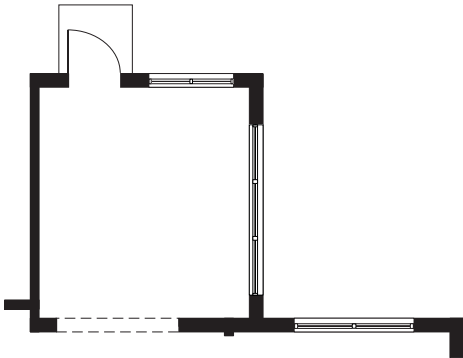
(AVAILABLE SEPARATELY)



### SUNROOM

(IN LIEU OF COVERED LANAI)

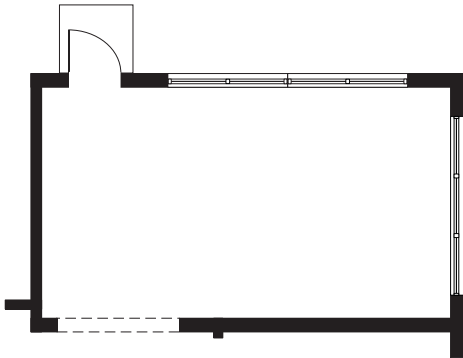
ADDS 125 SQ FT



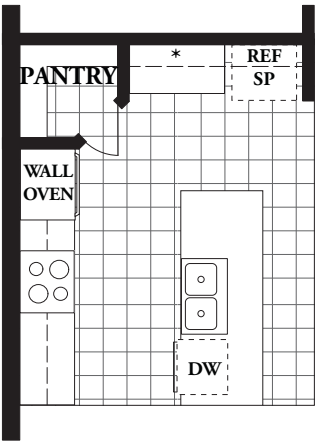
### EXTENDED SUNROOM

(IN LIEU OF COVERED LANAI)

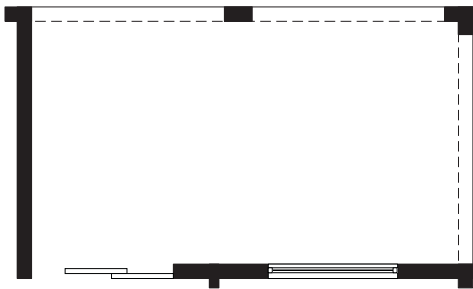
ADDS 252 SQ FT



### GOURMET KITCHEN



### EXTENDED LANAI



### LEGEND


Rev. 3/18/2024

# Available Options

## MEASUREMENTS

### GREAT ROOM

15'9"x22'3"

10'0" Recessed Ceiling

### EXTENDED GARAGE -2 FT DEPTH

19'1"x22'0"

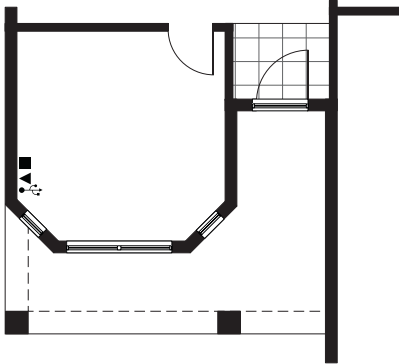
8'0"-9'4" Ceiling

### EXTENDED GARAGE -5 FT WIDTH

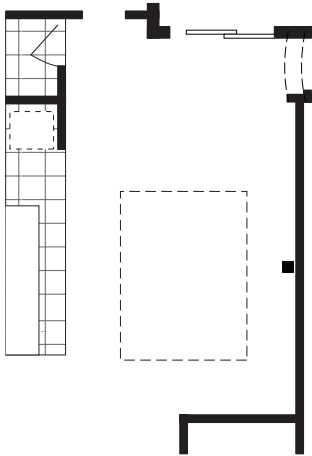
24'1"x20'0"

8'0"-9'4" Ceiling

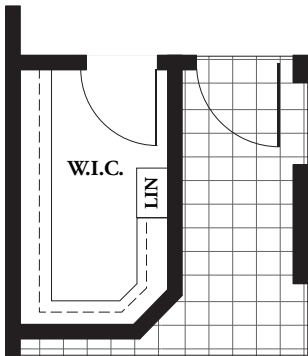
### C ELEVATION ENTRY (ADDS 84 TOTAL SQ FT)



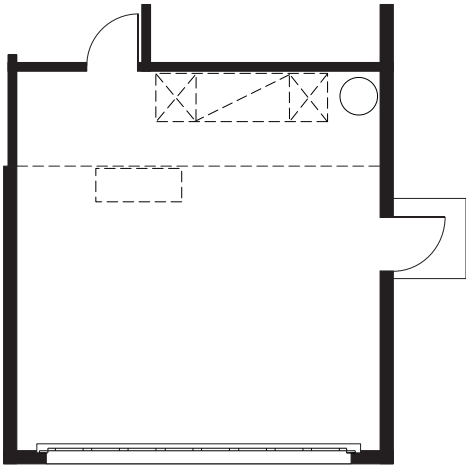
### GREAT ROOM RECESSED CEILING



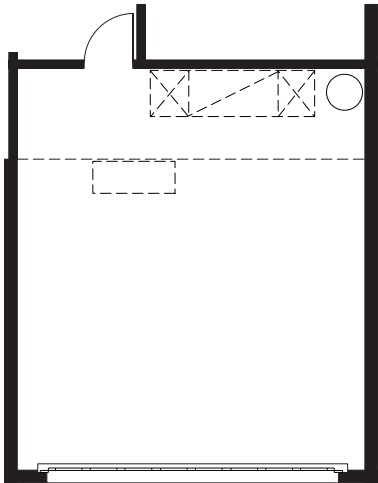
### ALTERNATE W.I.C. DOOR (OPENS IN OWNER'S SUITE)



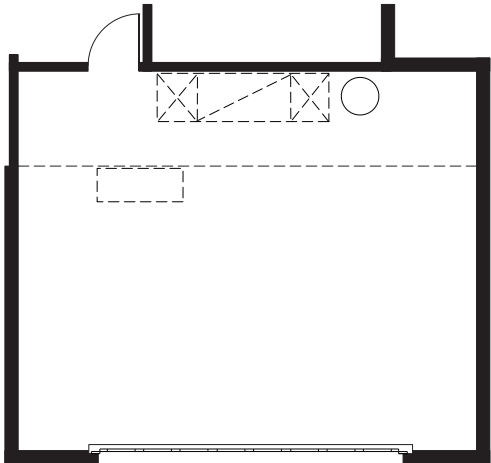
### GARAGE SERVICE DOOR



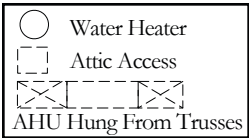
### EXTENDED GARAGE - 2 FT DEPTH



### EXTENDED GARAGE - 5 FT WIDTH



### LEGEND



# LILLIAN II

1,658 Living Sq.Ft. | 2,267 Total Sq.Ft. | 2 Bedroom, 2 Bath, Den



EXTERIOR C



EXTERIOR A



EXTERIOR B



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# Lillian II Base Floor Plan



Rev: 1/25/24

## LEGEND

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

## MEASUREMENTS

### COVERED ENTRY

9'4" Ceiling

### FOYER

9'4" Ceiling

### KITCHEN

19'10"x10'4"

9'4" Ceiling

### GREAT ROOM

18'3"x17'11"

9'4" Ceiling

### DINING ROOM

8'4"x10'0"

9'4" Ceiling

### OWNER'S SUITE

12'9"x15'10"

10'0" Recessed Ceiling

### OWNER'S BATH

9'4" Ceiling

### BEDROOM 2

10'9"x11'3"

9'4" Ceiling

### DEN

10'9"x12'4"

9'4" Ceiling

### BATH 2

9'4" Ceiling

### LAUNDRY

9'4" Ceiling

### GARAGE

19'8"x22'3"

8'0" Ceiling

### COVERED LANAI

14'8"x8'2"

9'4" Ceiling

## SQ. FT. SUMMATION

LIVING AREA	1,658 Sq.Ft.
GARAGE	465 Sq.Ft.
COVERED ENTRY	24 Sq.Ft.
COVERED LANAI	120 Sq.Ft.
<b>TOTAL UNDER ROOF</b>	<b>2,267 Sq.Ft.</b>



# Available Options

## MEASUREMENTS

### BEDROOM 3

10'9"x10'1"  
9'4" Ceiling

### SUNROOM

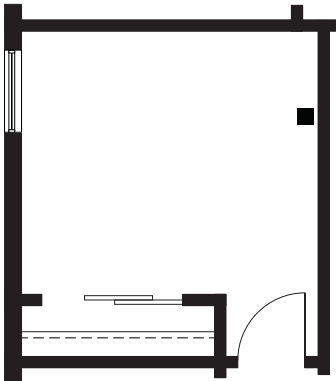
14'4"x7'10"  
9'4" Ceiling

### GREAT ROOM

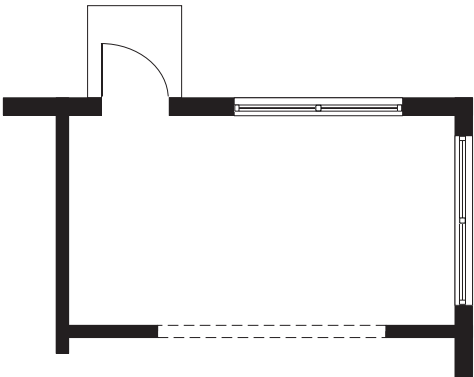
18'3"x17'11"  
10'0" Recessed Ceiling

### BEDROOM 3 (IN LIEU OF DEN)

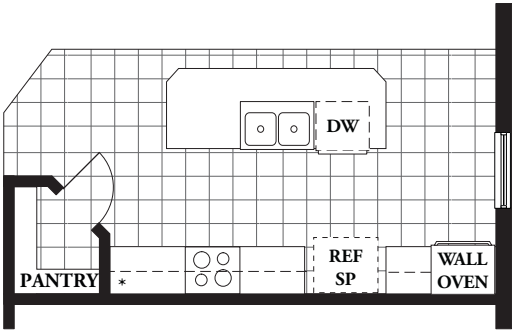
\*If selected, phone and usb outlets  
will move from den to kitchen



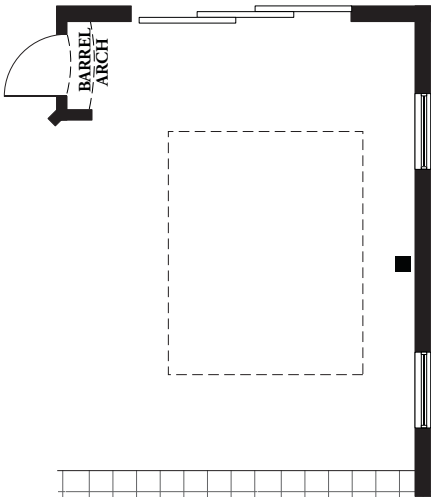
### SUNROOM (IN LIEU OF COVERED LANAI) ADDS 113 SQ FT



### GOURMET KITCHEN



### GREAT ROOM RECESSED CEILING



## LEGEND

Arch	Cable
Attic Access	Phone
Tile	USB

Rev. 3/18/2024



# Garage Options

## MEASUREMENTS

### EXTENDED GARAGE -2 FT DEPTH

19'8"x24'3"

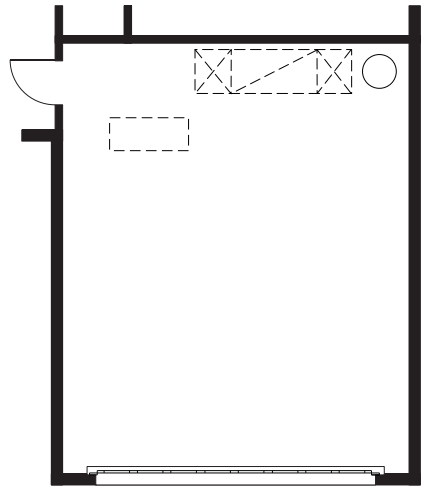
8'0" Ceiling

### EXTENDED GARAGE -5 FT WIDTH

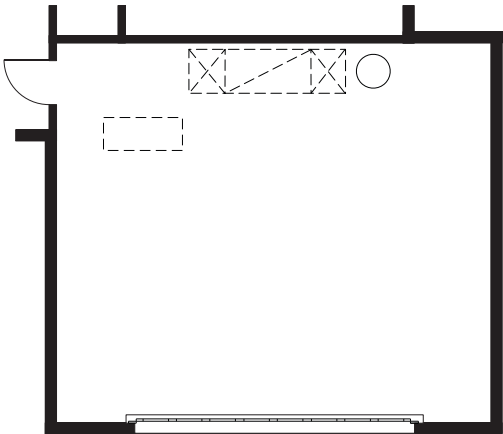
24'8"x22'3"

8'0" Ceiling

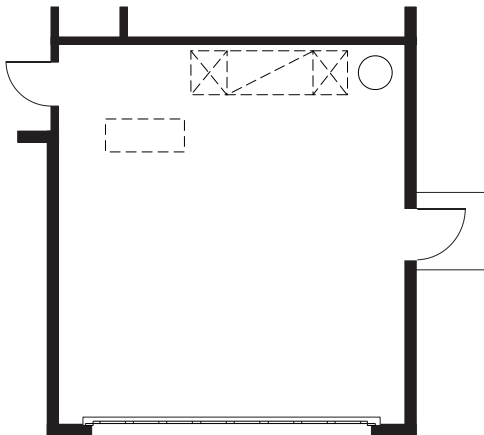
### EXTENDED GARAGE - 2 FT DEPTH



### EXTENDED GARAGE - 5 FT WIDTH



### GARAGE SERVICE DOOR



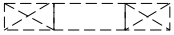
### LEGEND



Water Heater



Attic Access



AHU Hung From Trusses





# SEBRING II

1,751 Living Sq.Ft. | 2,450 Total Sq.Ft.\* | 2 Bedroom, 2 Bath, Den



EXTERIOR C



EXTERIOR A



EXTERIOR B

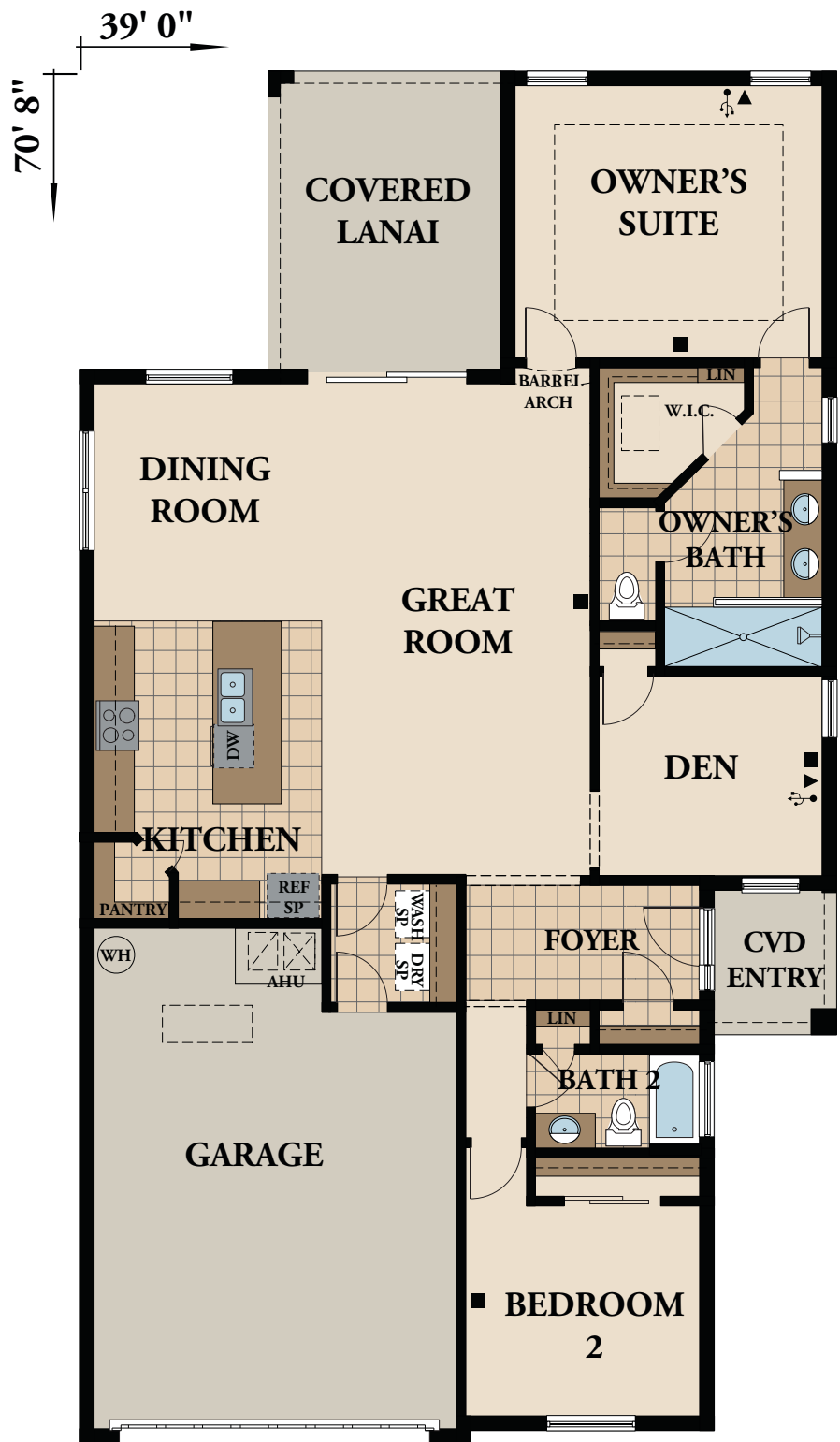


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[SeGateHomes.com](https://SeGateHomes.com)



# Sebring II Base Floor Plan



## MEASUREMENTS

### COVERED ENTRY

9'4" Ceiling

### FOYER

9'4" Ceiling

### KITCHEN

11'9"x15'4"

9'4" Ceiling

### GREAT ROOM

13'7"x25'5"

9'4" Ceiling

### DINING ROOM

11'9"x12'4"

9'4" Ceiling

### OWNER'S SUITE

15'9"x14'0"

10'0" Recessed Ceiling

### OWNER'S BATH

9'4" Ceiling

### BEDROOM 2

12'2"x10'11"

9'4" Ceiling

### DEN

11'8"x10'6"

9'4" Ceiling

### BATH 2

9'4" Ceiling

### LAUNDRY

9'4" Ceiling

### GARAGE

18'9"x21'8"

9'4" Ceiling

### COVERED LANAI

12'0"x15'4"

9'4" Ceiling

## LEGEND

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

## SQ. FT. SUMMATION

LIVING AREA	1,751 Sq.Ft.
GARAGE	485 Sq.Ft.
COVERED ENTRY	49 Sq.Ft.
COVERED LANAI	165 Sq.Ft.
TOTAL UNDER ROOF	2,450 Sq.Ft.

\*C ELEVATION ADDS 40 Sq.Ft.



# Available Options

## MEASUREMENTS

### BEDROOM 2 - C ELEVATION

12'2"x14'3"

9'4" Ceiling

### EXTENDED LANAI

21'8"x15'4"

9'4" Ceiling

### SUNROOM

11'8"x15'1"

9'4" Ceiling

### EXTENDED SUNROOM

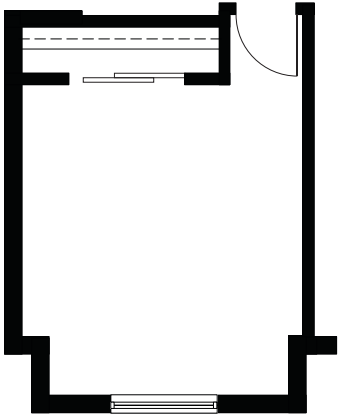
21'4"x15'1"

9'4" Ceiling

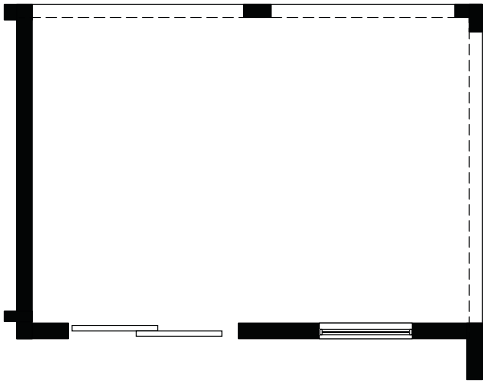
### C ELEVATION

(BEDROOM 2)

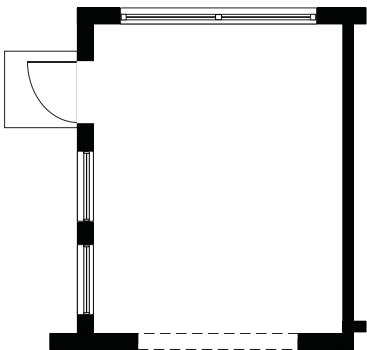
ADDS 31 SQ FT



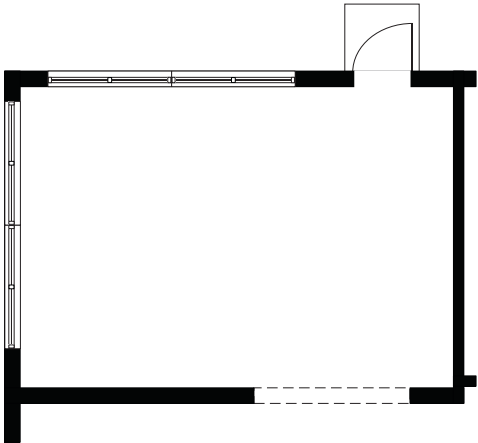
### EXTENDED LANAI



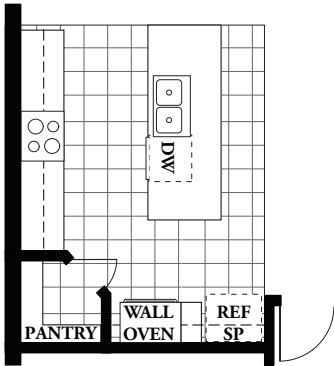
### SUNROOM (IN LIEU OF COVERED LANAI) ADDS 185 SQ FT



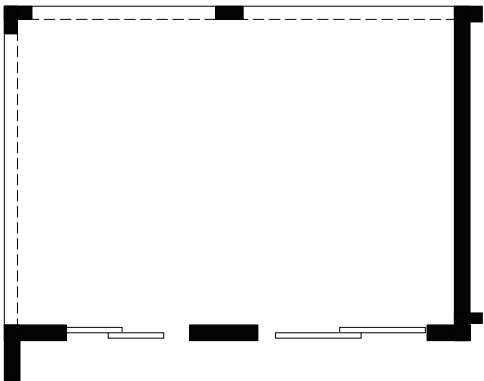
### EXTENDED SUNROOM (IN LIEU OF COVERED LANAI) ADDS 333 SQ FT



### GOURMET KITCHEN



### DINING ROOM SLIDING DOOR (WITH EXTENDED LANAI ONLY)



### LEGEND

Arch	Cable
Attic Access	Phone
Tile	USB

Rev. 3/18/2024

# Available Options

## MEASUREMENTS

### GREAT ROOM

13'7"x25'5"

10'0" Recessed Ceiling

### EXTENDED GARAGE -2 FT DEPTH

18'9"x23'8"

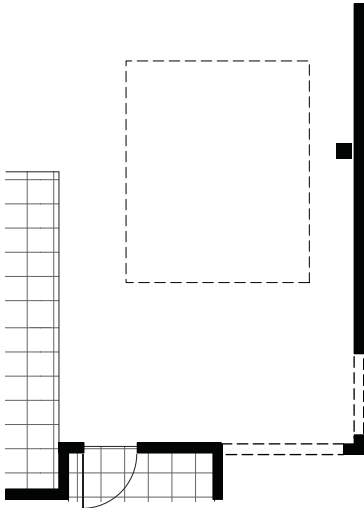
9'4" Ceiling

### EXTENDED GARAGE -5 FT WIDTH

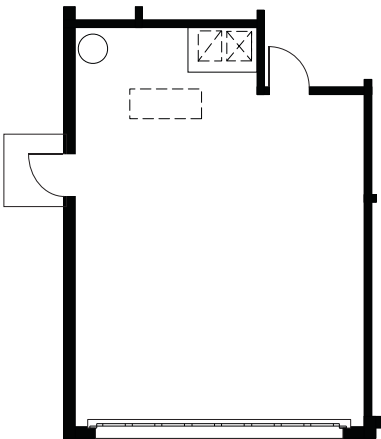
23'9"x21'8"

9'4" Ceiling

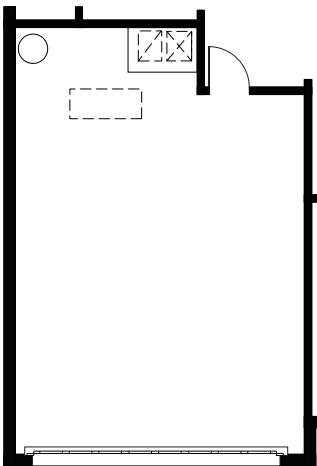
## GREAT ROOM RECESSED CEILING



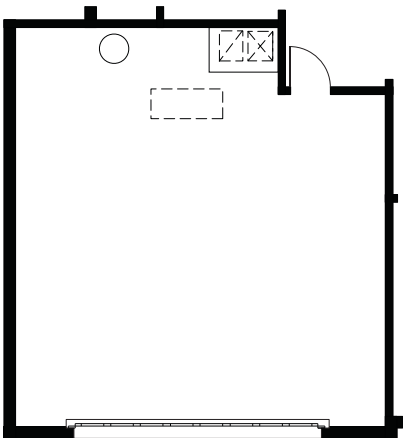
## GARAGE SERVICE DOOR



## EXTENDED GARAGE - 2 FT DEPTH



## EXTENDED GARAGE - 5 FT WIDTH



## LEGEND

- Water Heater
- Attic Access
- ⊠ AHU on Stand



# MONROE II

1,738 Living Sq.Ft. | 2,558 Total Sq.Ft. | 3 Bedroom, 2 Bath



EXTERIOR A



EXTERIOR B



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

# Monroe II Base Floor Plan



## MEASUREMENTS

### COVERED ENTRY

10'8" Ceiling

### FOYER

9'4" Ceiling

### KITCHEN

10'8"x13'10"

9'4" Ceiling

### GREAT ROOM

14'5"x20'5"

9'4" Ceiling

### DINING ROOM

11'3"x13'1"

9'4" Ceiling

### OWNER'S SUITE

12'3"x14'7"

10'0" Recessed Ceiling

### OWNER'S BATH

9'4" Ceiling

### BEDROOM 2

12'2"x13'3"

9'4" Ceiling

### BEDROOM 3

10'4"x10'6"

9'4" Ceiling

### BATH 2

9'4" Ceiling

### LAUNDRY

9'4" Ceiling

### GARAGE

29'3"x20'0"

8'0" Ceiling

### COVERED LANAI

12'6"x8'11"

9'4" Ceiling

## LEGEND

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

## SQ. FT. SUMMATION

LIVING AREA	1,738 Sq.Ft.
GARAGE	645 Sq.Ft.
COVERED ENTRY	63 Sq.Ft.
COVERED LANAI	112 Sq.Ft.
TOTAL UNDER ROOF	2,558 Sq.Ft.

Rev. 2/22/24



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# Available Options

## MEASUREMENTS

### ALTERNATE KITCHEN

10'8"x19'2"

9'4" Ceiling

### GOURMET KITCHEN

10'8"x16'2"

9'4" Ceiling

### EXTENDED OWNER'S SUITE

12'3"x19'7"

10'0" Recessed Ceiling

### GREAT ROOM RECESSED CEILING

10'8"x13'10"

10'0" Recessed Ceiling

### SUNROOM

12'12"x8'8"

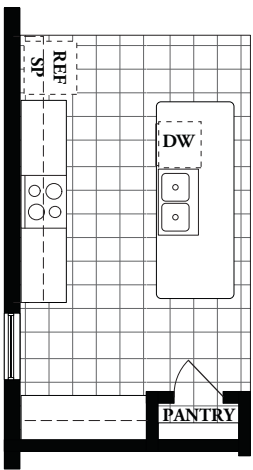
9'4" Ceiling

### EXTENDED LANAI

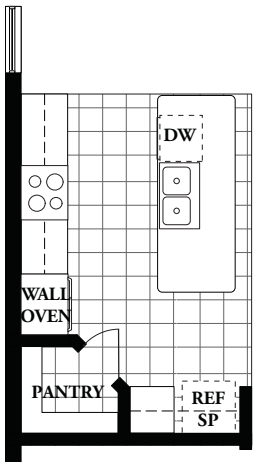
12'6"x14'11"

9'4" Ceiling

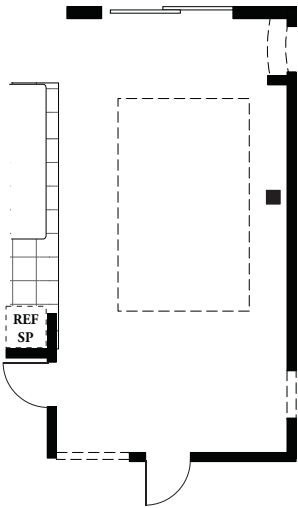
### ALTERNATE KITCHEN (REMOVES CLOSET IN BED 3/DEN)



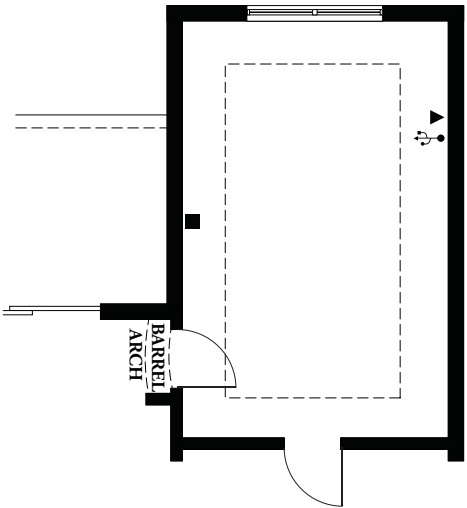
### GOURMET KITCHEN



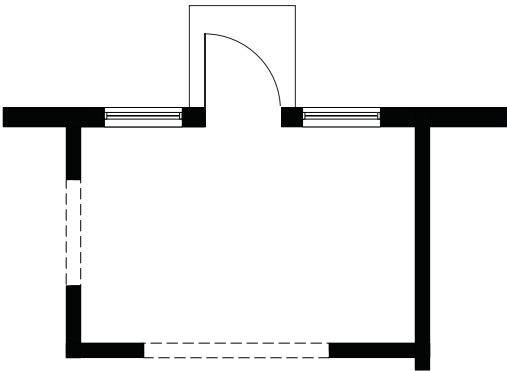
### GREAT ROOM RECESSED CEILING



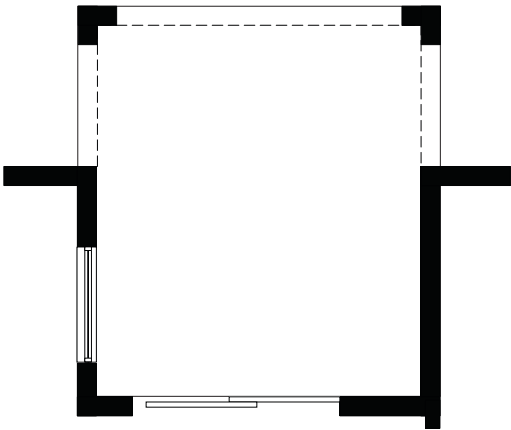
### EXTENDED OWNER'S SUITE ADDS 69 SQ FT



### SUNROOM (IN LIEU OF COVERED LANAI) ADDS 173 SQ FT



### EXTENDED LANAI



## LEGEND

Arch	Cable
Attic Access	Phone
Tile	USB

# Garage Options

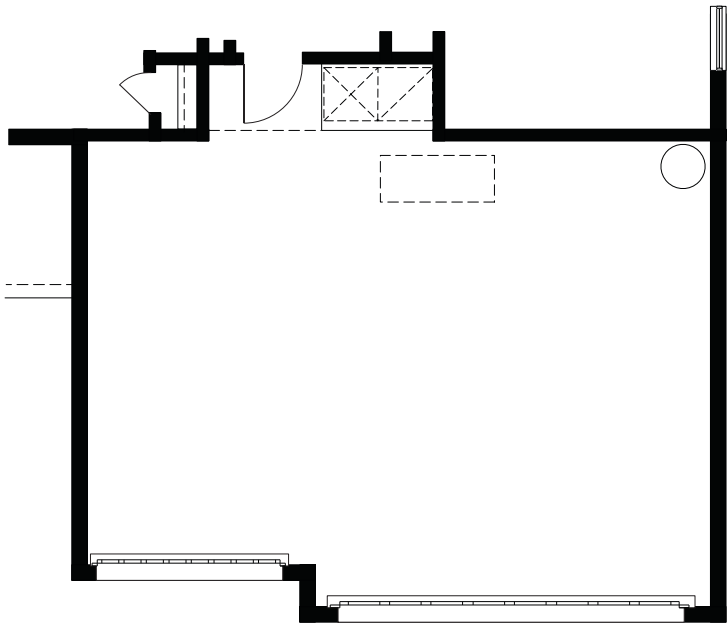
MEASUREMENTS

EXTENDED GARAGE -2 FT DEPTH

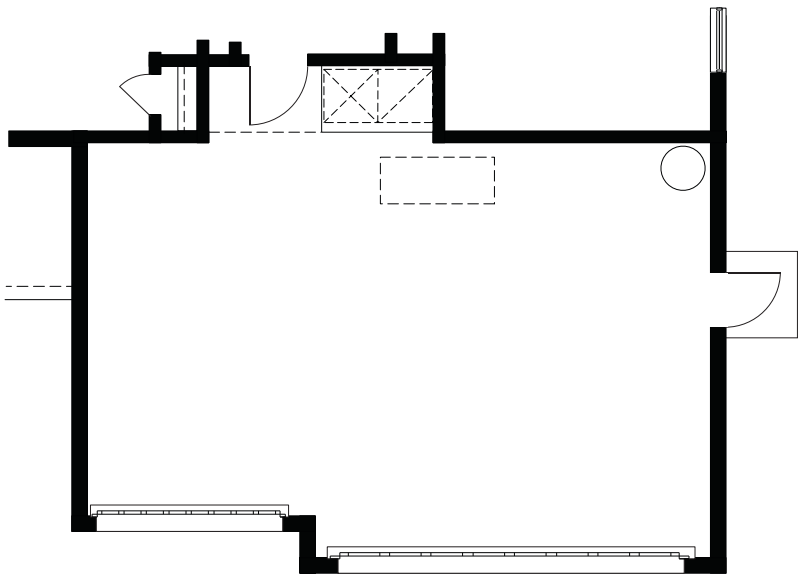
29'3"x22'0"

8'0" Ceiling

EXTENDED GARAGE - 2 FT DEPTH



GARAGE SERVICE DOOR



LEGEND

- Water Heater
- Attic Access
- ⊠ AHU on Stand





# NORRIS II

1,905 Living Sq.Ft. | 2,593 Total Sq.Ft. | 2 Bedroom, 2 Bath, Den



EXTERIOR C



EXTERIOR A



EXTERIOR B



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

# Norris II Base Floor Plan



## MEASUREMENTS

### COVERED ENTRY

9'4" Ceiling  
11'4" Ceiling on C Elevation

### FOYER

9'4" Ceiling

### KITCHEN

19'7"x10'4"  
9'4" Ceiling

### GREAT ROOM

18'11"x22'11"  
9'4" Ceiling

### DINING ROOM

8'0"x11'1"  
9'4" Ceiling

### OWNER'S SUITE

14'1"x17'6"  
10'0" Recessed Ceiling

### OWNER'S BATH

9'4" Ceiling

### BEDROOM 2

10'5"x11'5"  
9'4" Ceiling

### DEN

10'5"x12'7"  
9'4" Ceiling

### BATH 2

9'4" Ceiling

### LAUNDRY

9'4" Ceiling

### GARAGE

19'9"x22'4"  
8'0" Ceiling

### COVERED LANAI

17'4"x10'0"  
9'4" Ceiling

## LEGEND

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

## SQ. FT. SUMMATION

LIVING AREA	1,905 Sq.Ft.
GARAGE	477 Sq.Ft.
COVERED ENTRY	38 Sq.Ft.
COVERED LANAI	173 Sq.Ft.
<b>TOTAL UNDER ROOF</b>	<b>2,593 Sq.Ft.</b>

Rev. 1/25/2023



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# Available Options

## MEASUREMENTS

### BEDROOM 3

10'5"x10'4"  
9'4" Ceiling

### SUNROOM

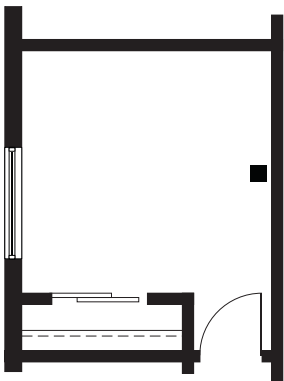
17'0"x9'8"  
9'4" Ceiling

### GREAT ROOM

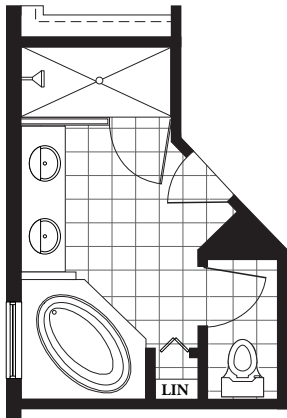
18'11"x22'11"  
10'0" Recessed Ceiling

### BEDROOM 3 (IN LIEU OF DEN)

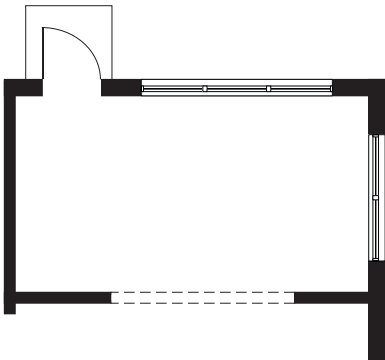
If selected, phone and usb outlets  
will move from den to kitchen



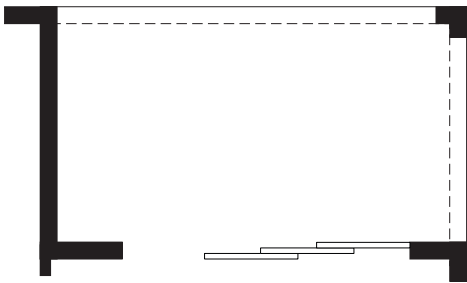
### DELUXE OWNER'S BATH (Reduces the WIC by approx 1' 4")



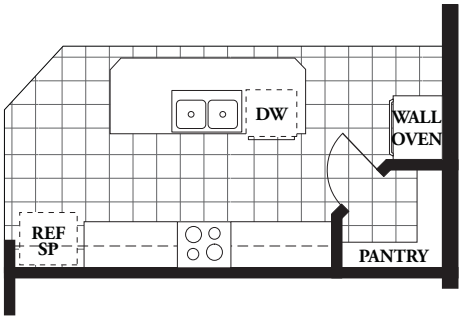
### SUNROOM (IN LIEU OF COVERED LANAI) ADDS 173 SQ FT



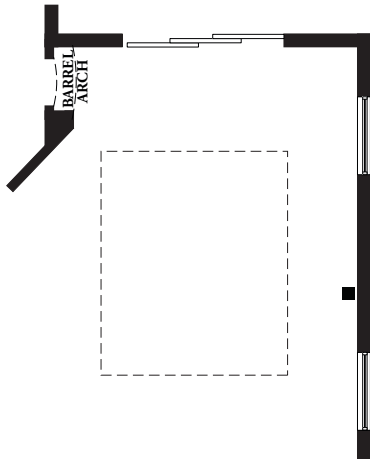
### 12 FT SLIDING DOOR



### GOURMET KITCHEN



### GREAT ROOM RECESSED CEILING



## LEGEND

Arch	Cable
Attic Access	Phone
Tile	USB

Rev. 3/18/2024

# Garage Options

## MEASUREMENTS

### EXTENDED GARAGE -2 FT DEPTH

19'9"x24'4"

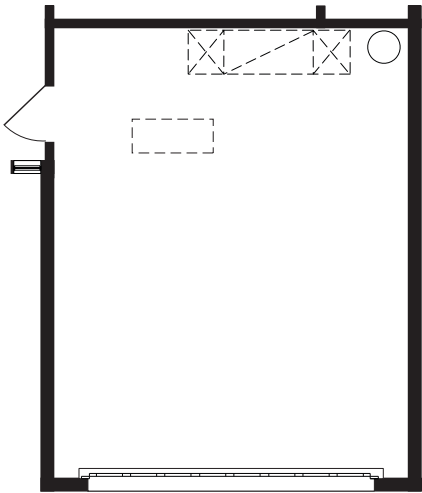
8'0" Ceiling

### EXTENDED GARAGE -5 FT WIDTH

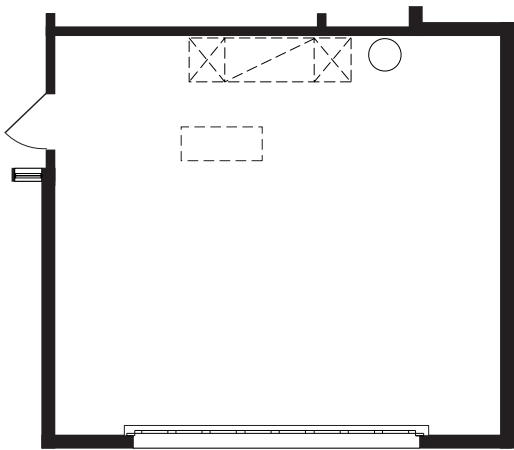
24'9"x22'4"

8'0" Ceiling

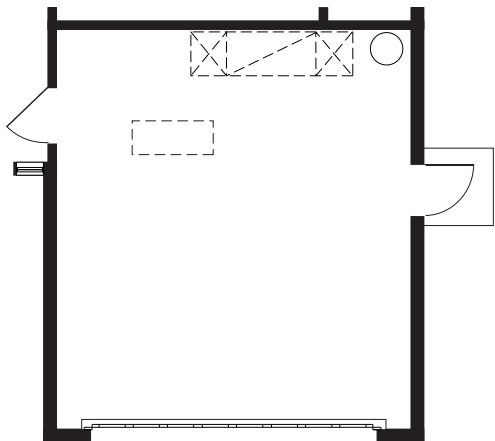
### EXTENDED GARAGE - 2 FT DEPTH



### EXTENDED GARAGE - 5 FT WIDTH



### GARAGE SERVICE DOOR



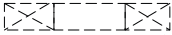
## LEGEND



Water Heater



Attic Access



AHU Hung From Trusses



# BENNET II

2,008 Living Sq.Ft. | 2,635 Total Sq.Ft.\* | 3 Bedroom, 2 Bath



EXTERIOR C



EXTERIOR A



EXTERIOR B



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



# Bennet II Base Floor Plan



## MEASUREMENTS

### COVERED ENTRY

11'4" Ceiling

### FOYER

9'4" Ceiling

### KITCHEN

10'10" x 16'9"

9'4" Ceiling

### GREAT ROOM

16'9" x 21'1"

9'4" Ceiling

### DINING ROOM

11'1" x 13'2"

9'4" Ceiling

### OWNER'S SUITE

16'2" x 12'2"

10'0" Recessed Ceiling

### OWNER'S BATH

9'4" Ceiling

### BEDROOM 2

10'2" x 11'4"

9'4" Ceiling

### BEDROOM 3

12'3" x 11'5"

9'4" Ceiling

### BATH 2

9'4" Ceiling

### LAUNDRY

9'4" Ceiling

### GARAGE

19'9" x 20'4"

8'0" Ceiling

### COVERED LANAI

14'3" x 12'6"

9'4" Ceiling

## LEGEND

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

## SQ. FT. SUMMATION

LIVING AREA	2,008 Sq.Ft.
GARAGE	436 Sq.Ft.
COVERED ENTRY	13 Sq.Ft.
COVERED LANAI	178 Sq.Ft.
<b>TOTAL UNDER ROOF</b>	<b>2,635 Sq.Ft.</b>

\*C ELEVATION ADDS 47 Sq.Ft.

Rev. 1/18/2023



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# Available Options

## MEASUREMENTS

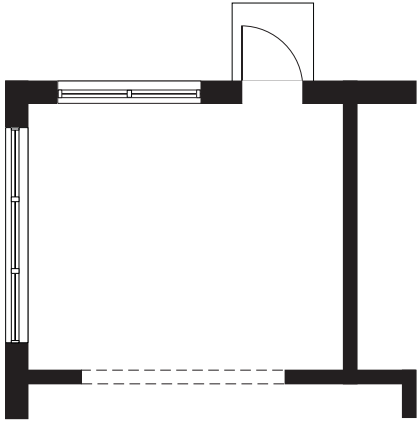
**SUNROOM**  
13'11" x 12'2"  
9'4" Ceiling

**EXTENDED LANAI**  
14'3"x18'6"  
9'4" Ceiling

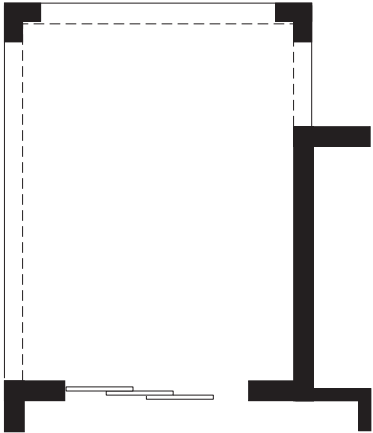
**COVERED ENTRY**  
9'4" Ceiling

**GREAT ROOM**  
16'9"x21'1"  
10'0" Recessed Ceiling

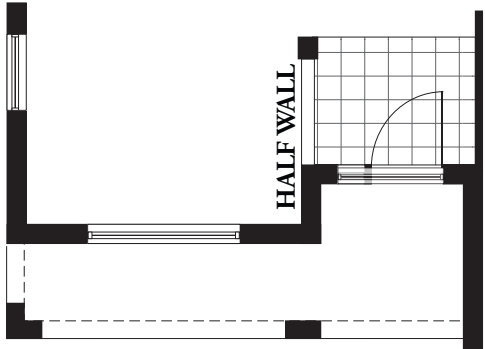
**SUNROOM**  
(IN LIEU OF COVERED LANAI)  
ADDS 153 SQ FT



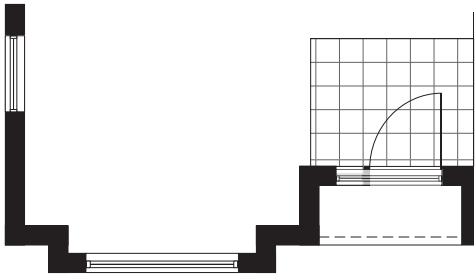
**EXTENDED LANAI**



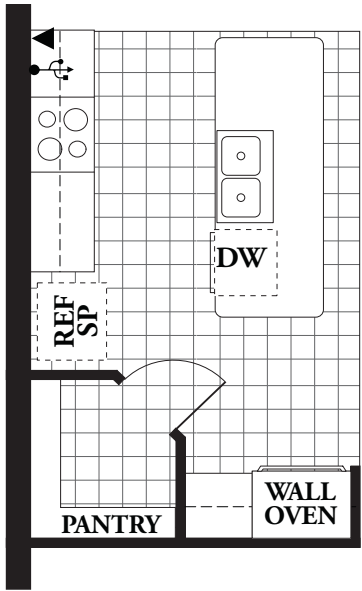
**C ELEVATION ENTRY**  
(ADDS 47 TOTAL SQ FT)



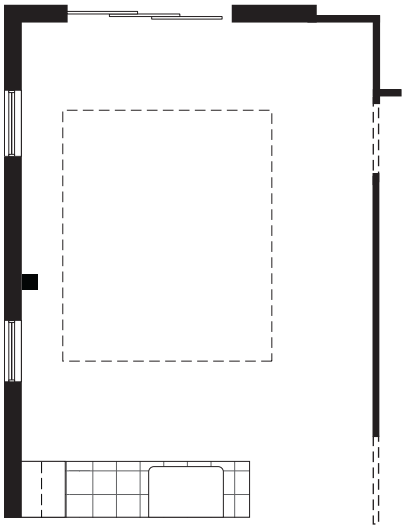
**DELETE HALF WALL**



**GOURMET KITCHEN**



**GREAT ROOM RECESSED CEILING**



## LEGEND

Arch	Cable
Attic Access	Phone
Tile	USB

Rev. 3/18/2024



# Garage Options

## MEASUREMENTS

### EXTENDED GARAGE -2 FT DEPTH

19'9"x22'4"

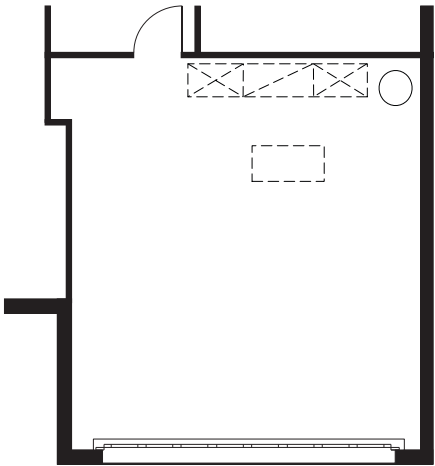
8'0" Ceiling

### EXTENDED GARAGE -5 FT WIDTH

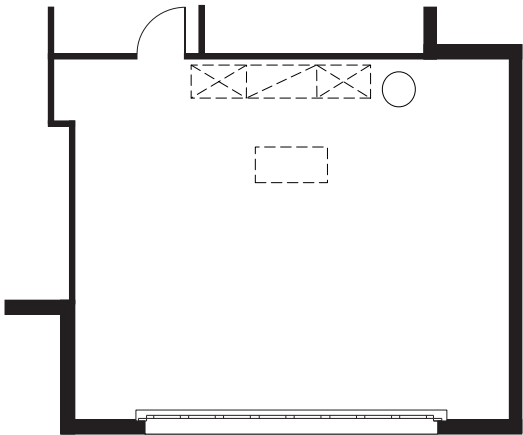
24'9"x20'4"

8'0" Ceiling

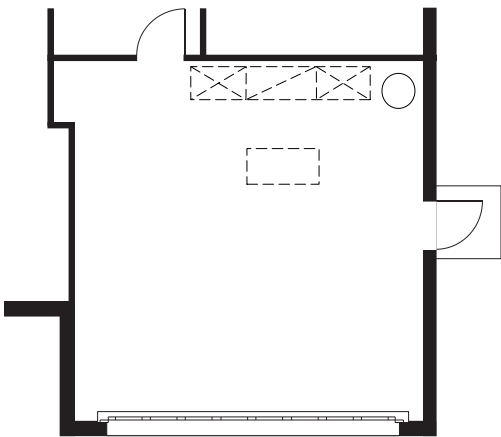
### EXTENDED GARAGE - 2 FT DEPTH



### EXTENDED GARAGE - 5 FT WIDTH



### GARAGE SERVICE DOOR



### LEGEND

	Water Heater
	Attic Access
	AHU Hung From Trusses



# PIERCE II

2,034 Living Sq.Ft. | 2,733 Total Sq.Ft. | 3 Bedroom, 2 Bath, Den



EXTERIOR A



EXTERIOR B



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

# Pierce II Base Floor Plan



## MEASUREMENTS

### COVERED ENTRY

10'0" Ceiling

### FOYER

9'4" Ceiling

### KITCHEN

11'5"x15'7"

9'4" Ceiling

### GREAT ROOM

17'0"x16'8"

9'4" Ceiling

### DINING ROOM

11'5"x11'3"

9'4" Ceiling

### OWNER'S SUITE

15'6"x13'9"

10'0" Recessed Ceiling

### OWNER'S BATH

9'4" Ceiling

### BEDROOM 2

11'8"x10'8"

9'4" Ceiling

### BEDROOM 3

11'8"x10'8"

9'4" Ceiling

### DEN

11'1"x10'2"

9'4" Ceiling

### BATH 2

9'4" Ceiling

### LAUNDRY

9'4" Ceiling

### GARAGE

19'9"x21'8"

8'0" Ceiling

### COVERED LANAI

15'3"x12'6"

9'4" Ceiling

## LEGEND

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

## SQ. FT. SUMMATION

LIVING AREA	2,034 Sq.Ft.
GARAGE	467 Sq.Ft.
COVERED ENTRY	41 Sq.Ft.
COVERED LANAI	191 Sq.Ft.
TOTAL UNDER ROOF	2,733 Sq.Ft.

Rev. 1/17/2024





# Available Options

## MEASUREMENTS

### SUNROOM

15'0"x12'2"

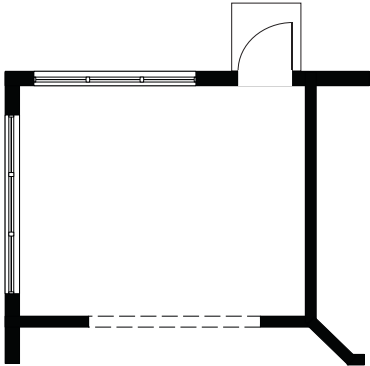
9'4" Ceiling

### GREAT ROOM

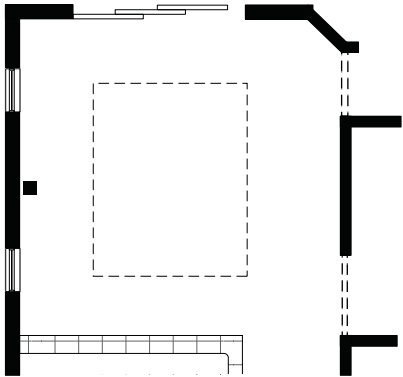
17'0"x16'8"

10'0" Recessed Ceiling

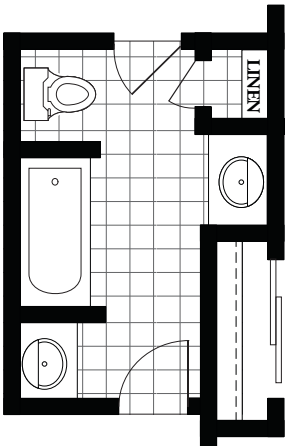
### SUNROOM (IN LIEU OF COVERED LANAI) ADDS 191 SQ FT



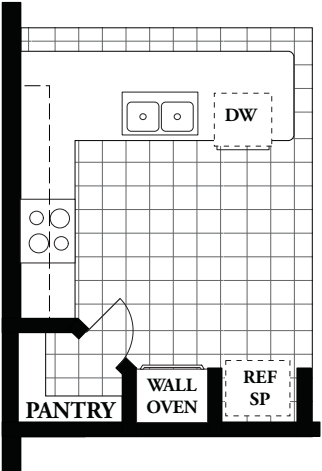
### GREAT ROOM RECESSED CEILING



### BATH 2 DOUBLE VANITY



### GOURMET KITCHEN



## LEGEND

Arch	Cable
Attic Access	Phone
Tile	USB

Rev. 3/18/2024

# Garage Options

## MEASUREMENTS

### EXTENDED GARAGE -2 FT DEPTH

19'9"x23'8"

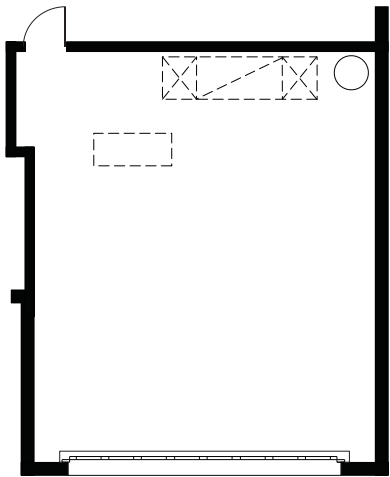
8'0" Ceiling

### EXTENDED GARAGE -5 FT WIDTH

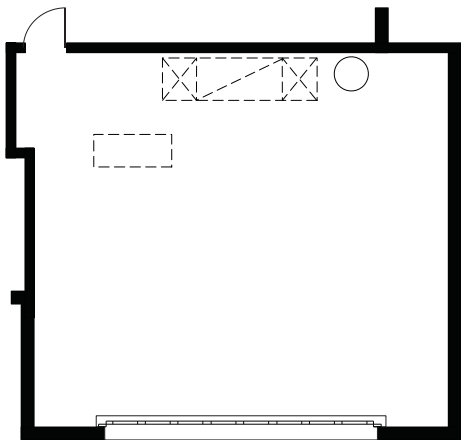
24'9"x21'8"

8'0" Ceiling

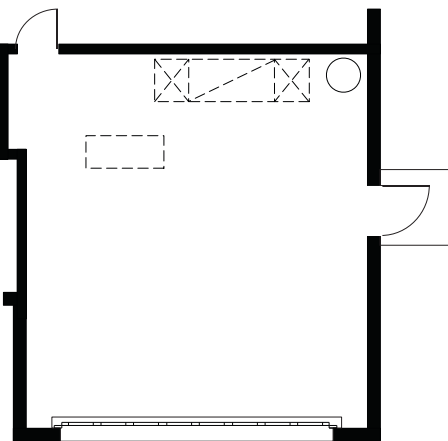
### EXTENDED GARAGE - 2 FT DEPTH



### EXTENDED GARAGE - 5 FT WIDTH



### GARAGE SERVICE DOOR



### LEGEND

○ Water Heater

□ Attic Access

⊠ AHU Hung From Trusses

