

Included Features

PALM COAST COMMUNITY FEATURES

- \$10,177 allowance for city/county impact fees (\$19,495 allowance for Duplex city/county impact fees)
- Clearing, grading and fill with acceptable bore test
- Fully sodded homesite using Floritam sod with 4 zone irrigation and professionally designed landscape package
- Textured acrylic finish on std. exterior patio or covered lanai (per plan)

ADDED VALUE

- Surveys - boundary, form board, foundation, and final survey. Does not include any flood zone studies or analysis
- Building permits, soil tests, compaction, and density tests
- Bora-Care Termite Treatment with a renewable termite bond with \$1,000,000 repair and retreat coverage
- All footings are steel reinforced with #5 rebar, with a 4 in. 3000 PSI concrete fiber reinforced monolithic slab with 6 mil visqueen vapor barrier
- Reinforced concrete block and masonry construction with cementitious textured finish (wood frame where necessary)
- 3000 PSI reinforced perimeter bond, tie beam, lintels, headers, porch columns and vertical wall reinforcement
- Poly foam adhesive seal at each exterior wall penetration
- Engineered anchoring systems at all bearing partitions
- 30-year premium algae-resistant dimensional fiberglass roof shingles with 25-year shingles for hip and ridge cap
- Hardwired smoke/carbon monoxide detectors with battery back-up in all bedrooms, main living area and hallways outside bedrooms (per plan)
- Ceiling fan pre-wires in Bedrooms, Family Room or Great Room, Den/Study and lanai (per plan)
- Recessed in-wall washing machine water supply controls and 220V dryer outlet
- Air handler suspended from garage ceiling to maximize floor space (per plan)
- 200 AMP electrical service copper wire distribution system
- Two (2) 110 volt weatherproof electrical GFI outlets (per plan)
- 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
- Single hung vinyl low-e windows with clear, double paned glass (obscure glass in bathrooms). Vinyl screens installed on all operable windows and sliding glass doors (per plan)
- Masonite® rust proof, dent proof, insulated fiberglass exterior front entry door(s) with adjustable thresholds (per plan)
- Maintenance-free aluminum fascia with vented soffits
- Carrier® energy efficient 16 SEER2 HVAC system with heat pump and scroll type compressor
- Jumper Ducts at all bedrooms and den/study (per plan)
- Air-conditioned walk-in closet(s) (per plan)
- 50-gallon water heater
- Energy efficient plumbing piping
- Water conserving commodes and shower heads
- Pre-wired for coach lights

ELEGANT INTERIORS

- Recessed and vaulted ceilings (per plan)
- Rounded drywall corners in main living areas (per plan)
- Knockdown finish on ceilings and orange peel finish on interior walls
- Level I tile floors in foyer, kitchen, bathrooms and laundry areas with underlayment to help prevent cracking
- Mohawk® Level I designer, stain resistant carpet in choice of colors with 7/16 in., 6lb. re-bond padding in main living areas and bedrooms

- Masonite® Raised-panel interior doors with colonial trim
- LED Recessed ceiling lights with white baffle trim (per plan)
- Decorative light fixtures from Progress Lighting®
- Two (2) CAT-5 telephone outlets (per plan)
- Pre-wired RG-6 satellite compatible television outlets in all Bedrooms and Family Room or Great Room
- Sherwin Williams® white flat interior wall and ceiling premium low VOC paint for improved indoor air quality
- Sherwin Williams® white semi-gloss interior trim premium low VOC paint for improved indoor air quality
- Marble windowsills
- Vinyl-coated, ventilated closet shelving
- Kwikset® keyed entry locks and deadbolts on exterior hinged doors (per plan)

IMPRESSIVE EXTERIORS

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

LUXURIOUS BATHS

- Timberlake® flat panel & raised height cabinets
- Granite countertops in choice of colors with drop-in sinks
- Moisture-proof cement board behind tile in showers with tile to ceiling (per plan)
- Elongated, 15" high commodes
- Mirrors over vanities
- Moen® vanity sink faucets and anti-scald shower valves with lifetime chrome finish in all baths
- Elustra Windowsills and knee wall caps in Owner's Bath (per plan)
- Ceramic tile shower a clear shower doors with chrome frame in Owner's Bath (per plan)
- Guest bath(s) with American Standard steel tubs & ceramic tiled shower walls

SPLENDID KITCHENS

- Timberlake® flat panel cabinets with 36 in. or 42 in. wall cabinets (per plan)
- Level I granite countertops in choice of colors with stainless steel undermount sink with 12" flat overhangs on bar tops and/or islands
- Moen® single-lever faucet and separate side sprayer
- Samsung® Stainless Steel 5 element smooth top electric range with self-cleaning oven
- Built-in Samsung® Stainless Steel microwave/hood combination vented outside for maximum ventilation
- Samsung® Stainless Steel dishwasher
- Insinkerator® 1/3 garbage disposal
- Pre-plumbed ice maker line with recessed valve
- Spacious pantry (per plan)

ADDED BENEFITS

- Personalized meeting with our Designer in 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 include clearing, grading, up to 40 loads of fill (does not apply to fill required due to removal of organic or de-muck materials), compaction, density tests, city/county required trees, \$10,177 for city/county impact fees (\$19,495 for duplex), and conventional (standard) footings for lots with approved bore test. Pricing is based on up to 10,000 sq ft lots with 25 ft front set back. Prices do not include lot cost; site related costs above the standard allowances; construction financing fees; closing costs; septic tank or private water services; model décor or furnishings; or survey work required to establish base flood elevations. Prices, terms, and availability are subject to change without notice or obligation. Rev 01/29/2025

