



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. 6/23/2025

386-310-0113 • 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	\$335,900	\$336,900	N/A
Kingsley II ¹	2/2 + Den	1,645	2,257	\$340,900	\$341,900	\$346,900
Lillian II ¹	2/2 + Den	1,658	2,267	\$342,900	\$343,900	\$344,900
Sebring II ¹	2/2 + Den	1,751	2,450	\$353,900	\$354,900	\$357,900
Monroe II	3/2	1,738	2,558	\$356,900	\$357,900	N/A
Norris II ¹	2/2 + Den	1,905	2,593	\$351,900	\$352,900	\$355,900
Bennet II	3/2	2,008	2,635	\$362,900	\$363,900	\$365,900
Pierce II	3/2 + Den	2,034	2,733	\$365,900	\$366,900	N/A

¹ Avail. 3rd Bedroom Opt.

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Rev: 2/22/2024



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CGC1518372



Homesite Premiums

Lot	Address	Location	Status	Lot Premium
2	12 Matanzas Cove Dr	Lake	MODEL	\$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
12	10 Lakeland Way	Lake	Available	\$16,000
19	7 Lakeland Way	Lake	Available	\$18,000
21	3 Lakeland Way	Lake	SPEC	\$18,000
22	30 Matanzas Cove Dr	Corner	Available	\$10,000
24	34 Matanzas Cove Dr	Partial Lake	SPEC	\$15,000
25	36 Matanzas Cove Dr	Lake	SPEC	\$17,000
27	40 Matanzas Cove Dr	Lake	SPEC	\$17,000
32	49 Matanzas Cove Dr	Preserve	SPEC	\$15,000
33	47 Matanzas Cove Dr	Preserve	SPEC	\$15,000
34	45 Matanzas Cove Dr	Preserve	SPEC	\$15,000
38	37 Matanzas Cove Dr	Preserve	Available	\$15,000
39	35 Matanzas Cove Dr	Preserve	Available	\$15,000
40	33 Matanzas Cove Dr	Preserve	Available	\$15,000
41	31 Matanzas Cove Dr	Preserve	Available	\$15,000
42	29 Matanzas Cove Dr	Preserve	Available	\$15,000
43	27 Matanzas Cove Dr	Preserve	Available	\$15,000
44	25 Matanzas Cove Dr	Preserve	Available	\$15,000
45	23 Matanzas Cove Dr	Preserve	Available	\$15,000
46	21 Matanzas Cove Dr	Preserve	Available	\$15,000
47	19 Matanzas Cove Dr	Preserve	Available	\$15,000
48	17 Matanzas Cove Dr	Preserve	Available	\$15,000
49	15 Matanzas Cove Dr	Preserve	Available	\$15,000
50	13 Matanzas Cove Dr	Preserve	Available	\$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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CGC1518372

CHARLOTTE II

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



EXTERIOR A



EXTERIOR B



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SeagateHomes.com

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"

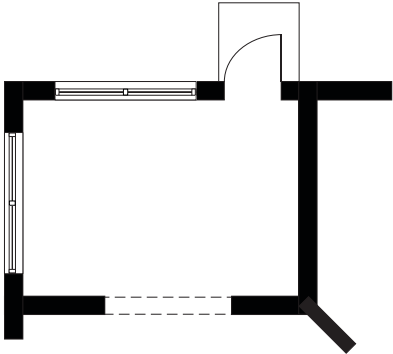
9'4" Ceiling

GREAT ROOM

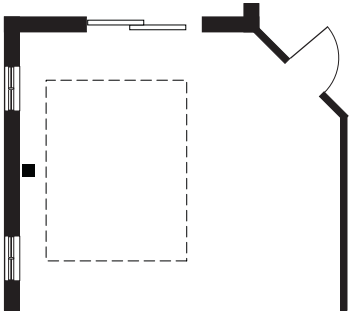
17'3"x15'7"

10'0" Recessed Ceiling

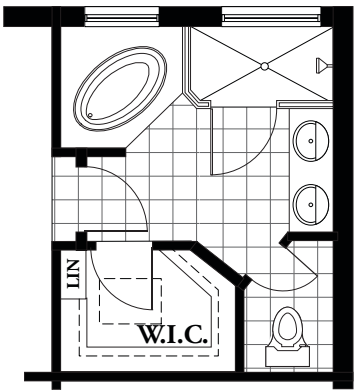
SUNROOM (IN LIEU OF COVERED LANAI) ADDS 119 SQ FT



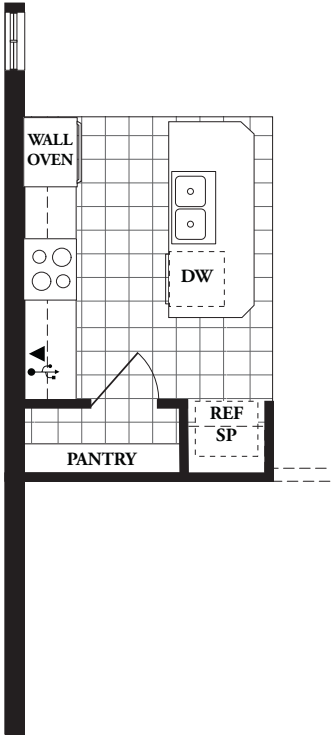
GREAT ROOM RECESSED CEILING



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"

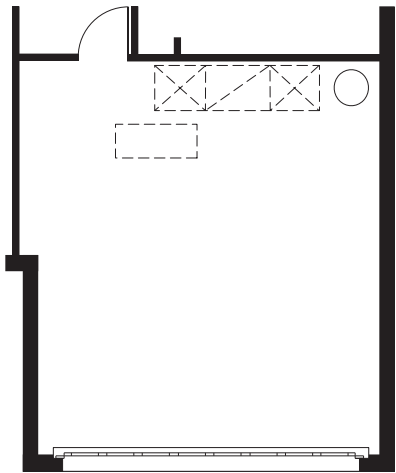
9'4" Ceiling

EXTENDED GARAGE -5 FT WIDTH

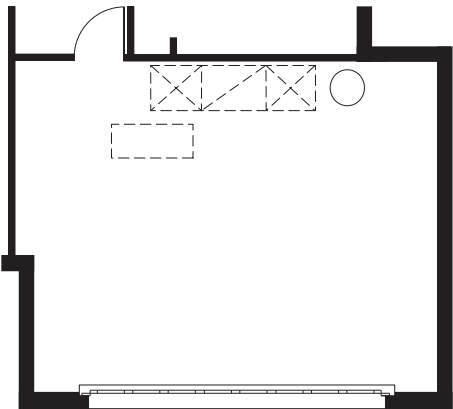
24'1"x20'0"

9'4" Ceiling

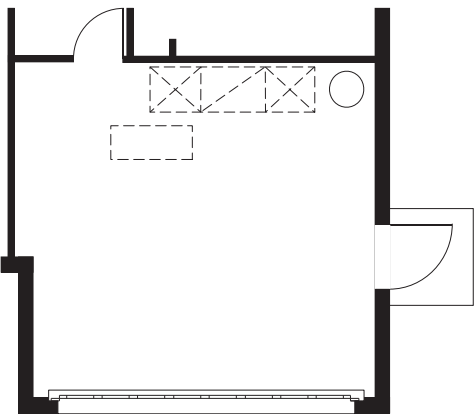
EXTENDED GARAGE - 2 FT DEPTH



EXTENDED GARAGE - 5 FT DEPTH



GARAGE SERVICE DOOR



LEGEND

	Water Heater
	Attic Access
	AHU Hung From Trusses



Rev. 3/18/2024



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

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.
TOTAL UNDER ROOF	2,257 Sq.Ft.

*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

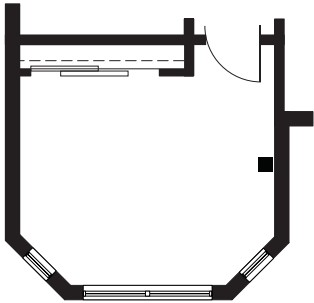
21'4"x12'4"

9'4" Ceiling

BEDROOM 3

(IN LIEU OF DEN)

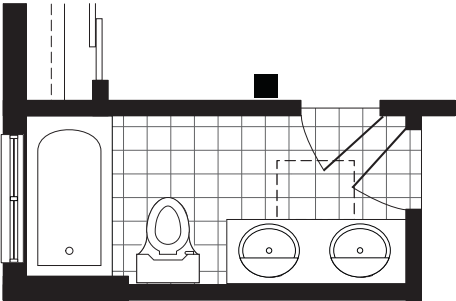
If selected, phone and usb outlets
will move from den to kitchen



BATH 2 OPTIONS

BEDROOM 2 DOOR & DOUBLE VANITY

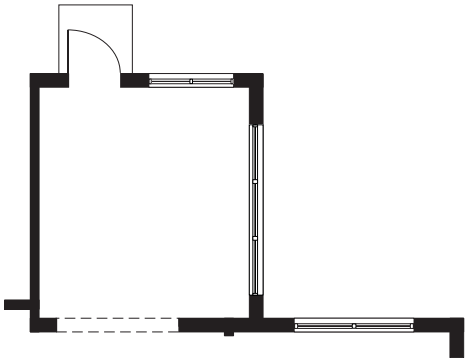
(AVAILABLE SEPARATELY)



SUNROOM

(IN LIEU OF COVERED LANAI)

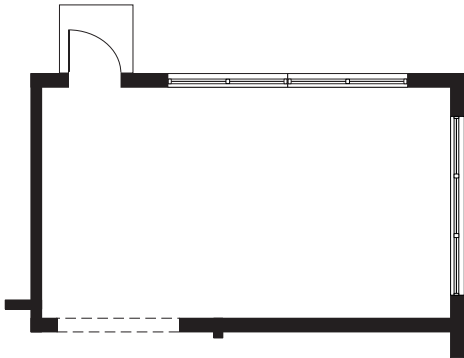
ADDS 125 SQ FT



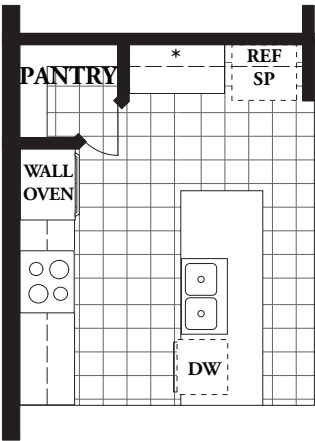
EXTENDED SUNROOM

(IN LIEU OF COVERED LANAI)

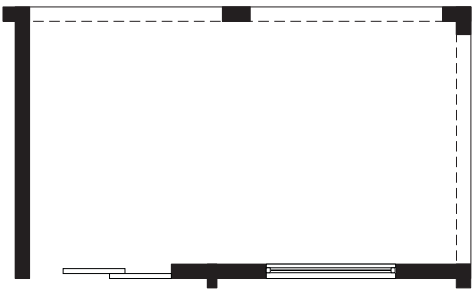
ADDS 252 SQ FT



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"

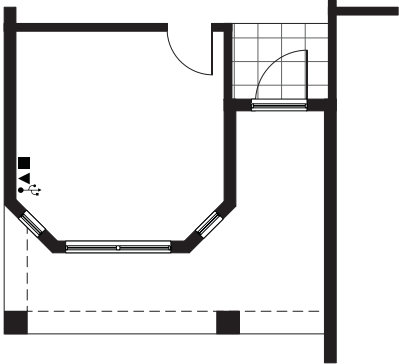
8'0"-9'4" Ceiling

EXTENDED GARAGE -5 FT WIDTH

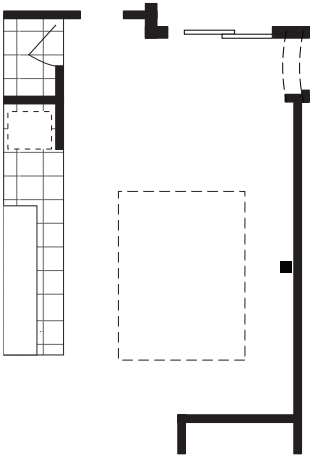
24'1"x20'0"

8'0"-9'4" Ceiling

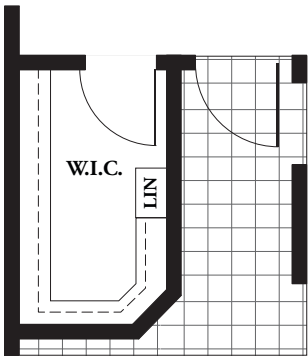
C ELEVATION ENTRY (ADDS 84 TOTAL SQ FT)



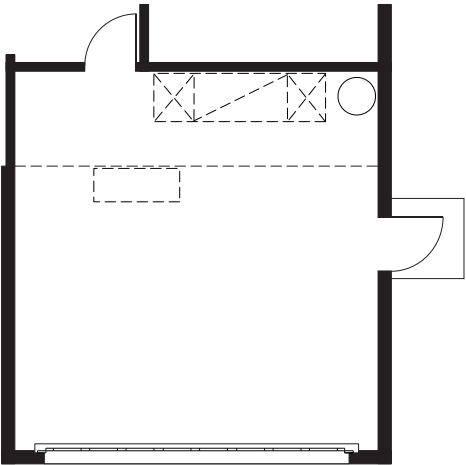
GREAT ROOM RECESSED CEILING



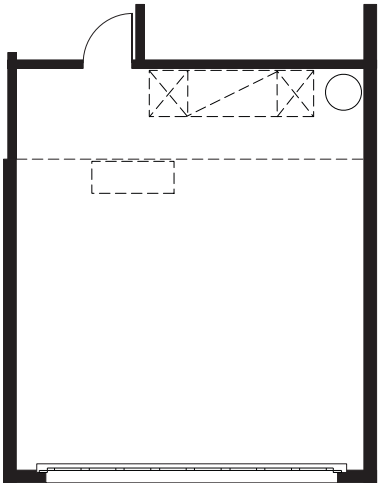
ALTERNATE W.I.C. DOOR (OPENS IN OWNER'S SUITE)



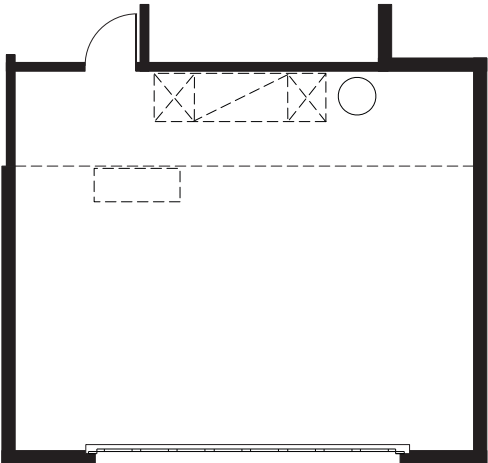
GARAGE SERVICE DOOR



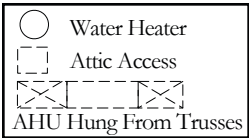
EXTENDED GARAGE - 2 FT DEPTH



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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SeagateHomes.com

Lillian II Base Floor Plan



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

LEGEND

5-SHELVES	SHelf w/ROD
TILE	CARPET
ARCH	ATTIC ACCESS
WET AREA	
CABLE	PHONE
	USB

SQ. FT. SUMMATION

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

Rev: 1/25/24



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Available Options

MEASUREMENTS

BEDROOM 3

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

SUNROOM

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

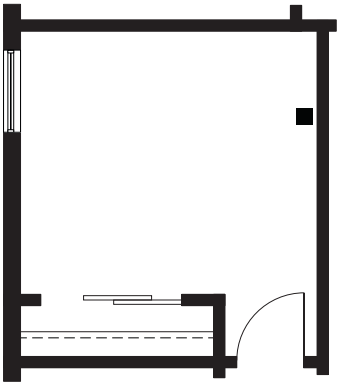
GREAT ROOM

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

BEDROOM 3

(IN LIEU OF DEN)

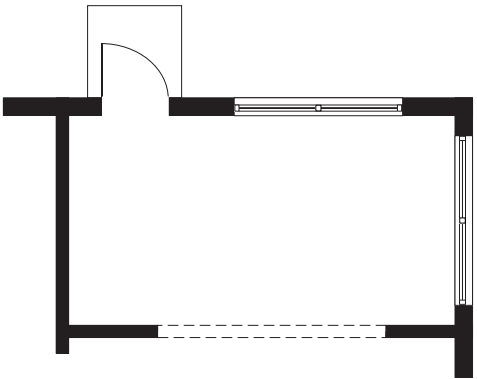
*If selected, phone and usb outlets
will move from den to kitchen



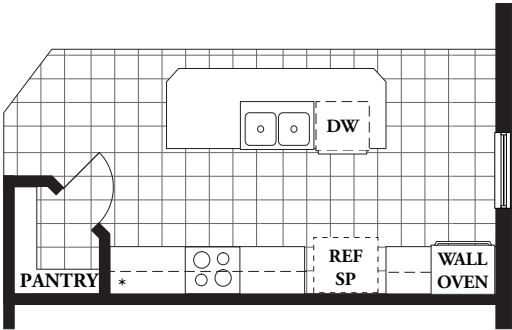
SUNROOM

(IN LIEU OF COVERED LANAI)

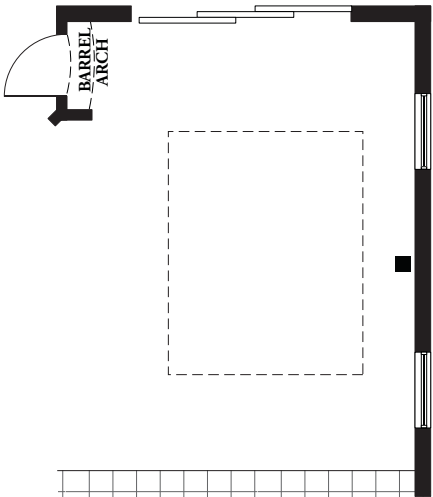
ADDS 113 SQ FT



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"

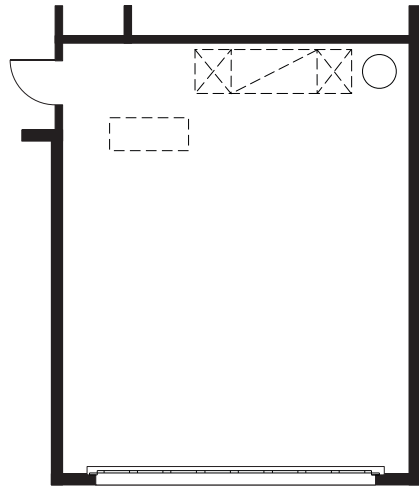
8'0" Ceiling

EXTENDED GARAGE -5 FT WIDTH

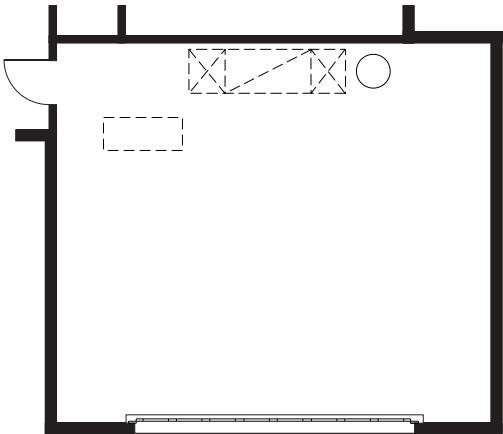
24'8"x22'3"

8'0" Ceiling

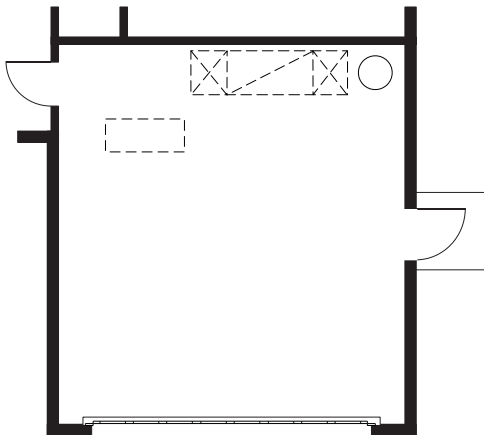
EXTENDED GARAGE - 2 FT DEPTH



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



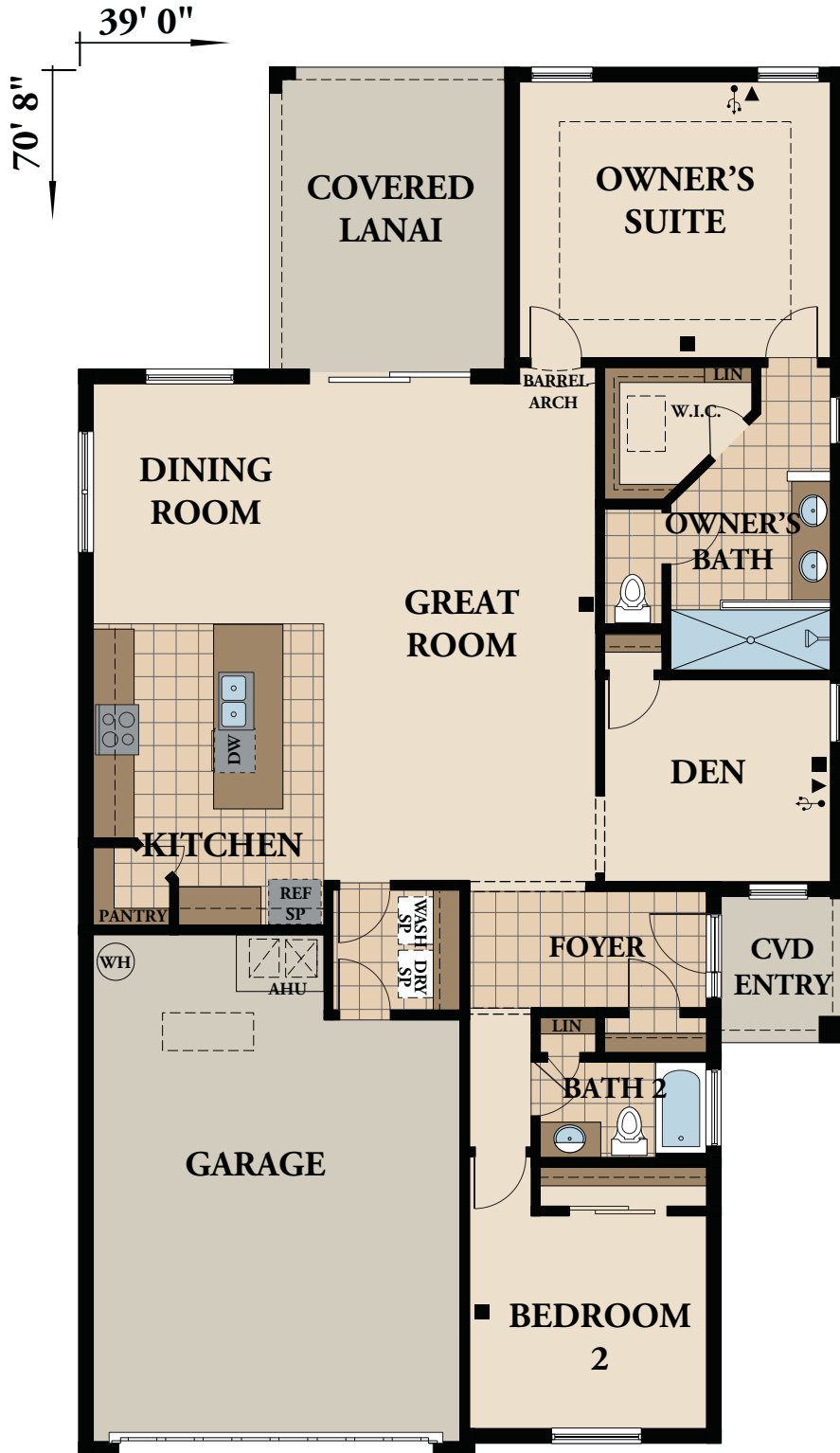
EXTERIOR B



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SeGateHomes.com

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.

Rev. 2/17/23



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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

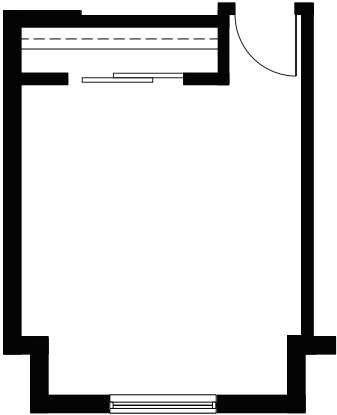
21'4"x15'1"

9'4" Ceiling

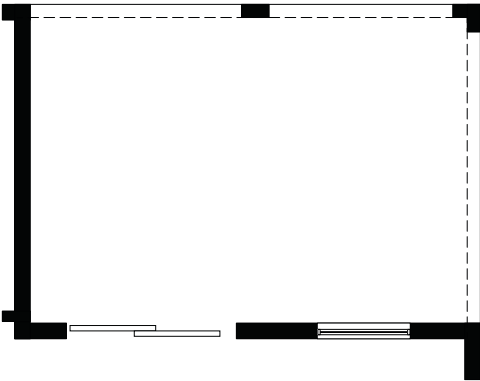
C ELEVATION

(BEDROOM 2)

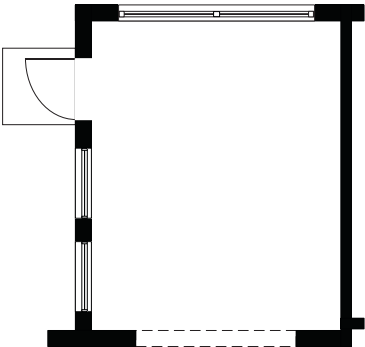
ADDS 31 SQ FT



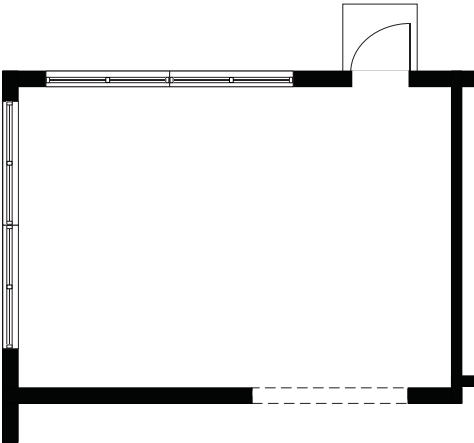
EXTENDED LANAI



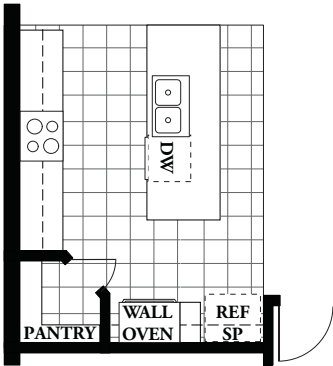
SUNROOM (IN LIEU OF COVERED LANAI) ADDS 185 SQ FT



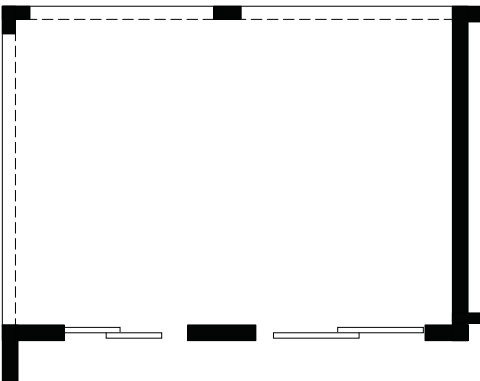
EXTENDED SUNROOM (IN LIEU OF COVERED LANAI) ADDS 333 SQ FT



GOURMET KITCHEN



DINING ROOM SLIDING DOOR (WITH EXTENDED LANAI ONLY)



LEGEND

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"

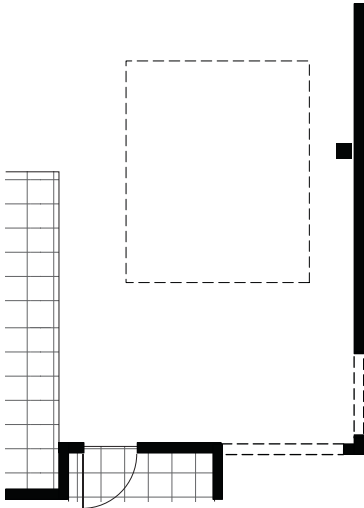
9'4" Ceiling

EXTENDED GARAGE -5 FT WIDTH

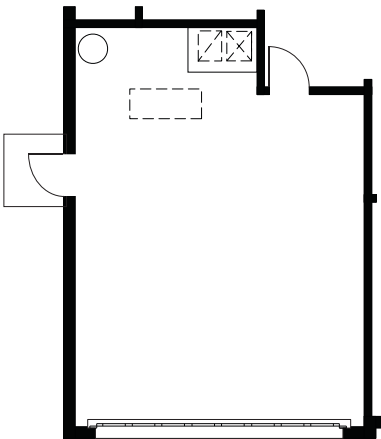
23'9"x21'8"

9'4" Ceiling

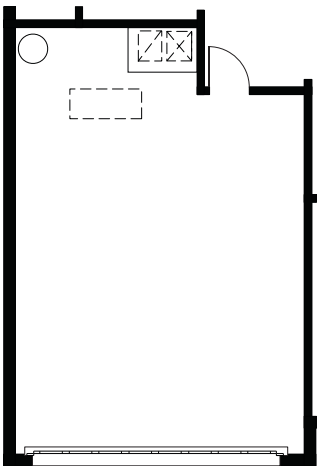
GREAT ROOM RECESSED CEILING



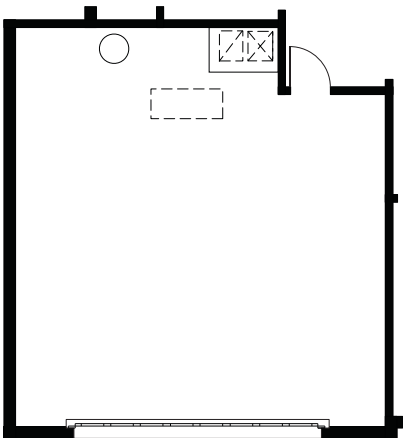
GARAGE SERVICE DOOR



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

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

SUNROOM

12'12"x8'8"

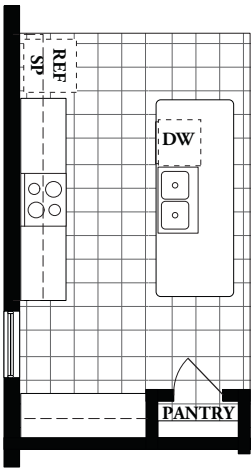
9'4" Ceiling

GREAT ROOM

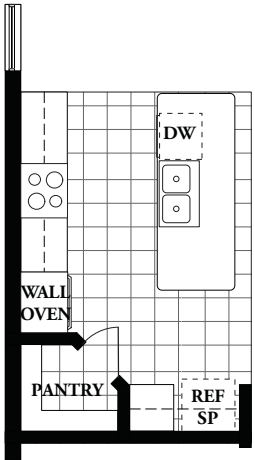
10'8"x13'10"

10'0" Recessed Ceiling

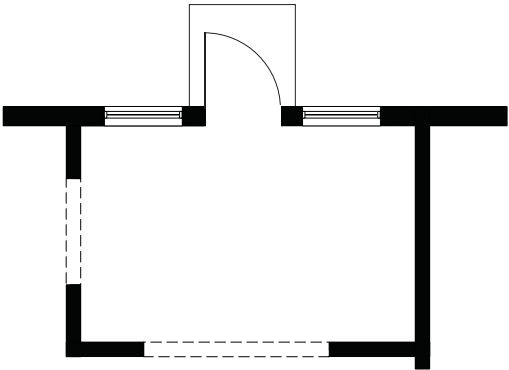
ALTERNATE KITCHEN (REMOVES CLOSET IN BED 3/DEN)



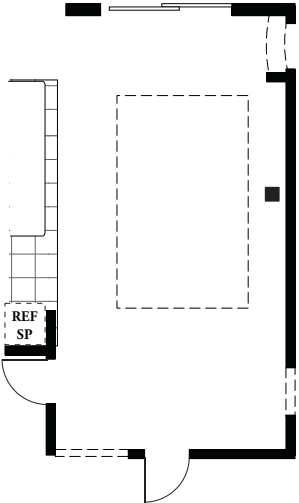
GOURMET KITCHEN



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



GREAT ROOM RECESSED CEILING



LEGEND

Arch	Cable
Attic Access	Phone
Tile	USB

Garage Options

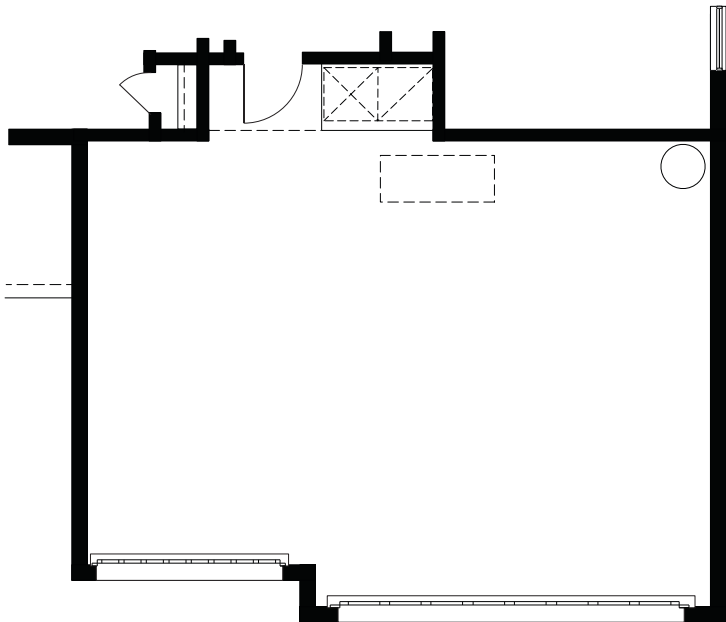
MEASUREMENTS

EXTENDED GARAGE -2 FT DEPTH

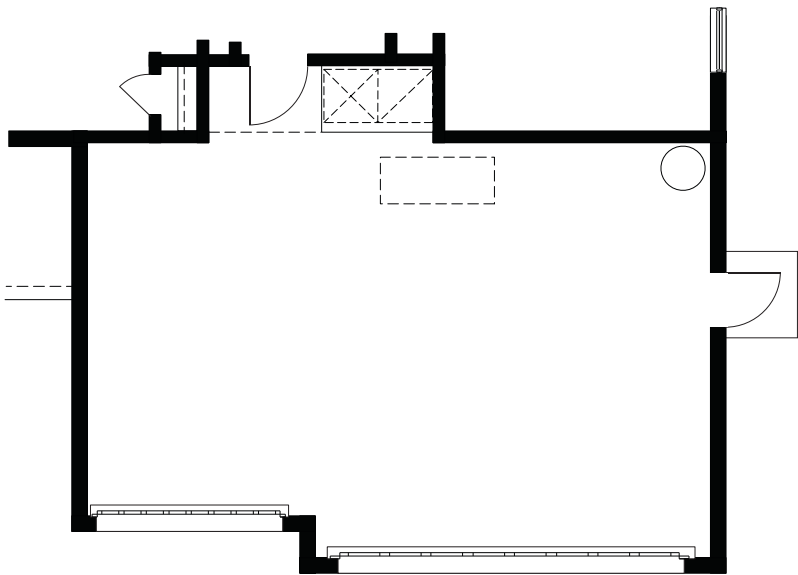
29'3"x22'0"

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

Norris II Base Floor Plan



MEASUREMENTS

COVERED ENTRY

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

FOYER

9'4" Ceiling

KITCHEN

19'7" x 10'4"
9'4" Ceiling

GREAT ROOM

18'11" x 22'11"
9'4" Ceiling

DINING ROOM

8'0" x 11'1"
9'4" Ceiling

OWNER'S SUITE

14'1" x 17'6"
10'0" Recessed Ceiling

OWNER'S BATH

9'4" Ceiling

BEDROOM 2

10'5" x 11'5"
9'4" Ceiling

DEN

10'5" x 12'7"
9'4" Ceiling

BATH 2

9'4" Ceiling

LAUNDRY

9'4" Ceiling

GARAGE

19'9" x 22'4"
8'0" Ceiling

COVERED LANAI

17'4" x 10'0"
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.
TOTAL UNDER ROOF	2,593 Sq.Ft.

Rev. 1/25/2023



Available Options

MEASUREMENTS

BEDROOM 3

10'5"x10'4"

9'4" Ceiling

SUNROOM

17'0"x9'8"

9'4" Ceiling

GREAT ROOM

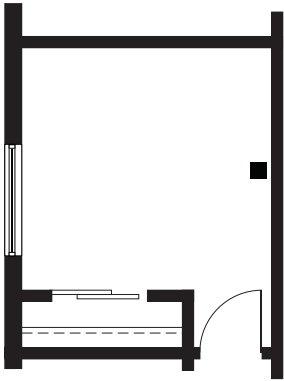
18'11"x22'11"

10'0" Recessed Ceiling

BEDROOM 3

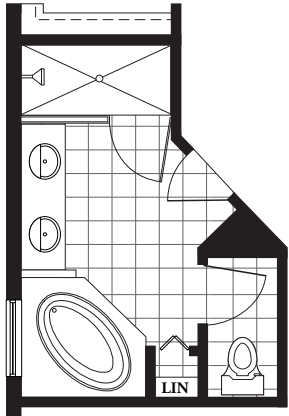
(IN LIEU OF DEN)

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

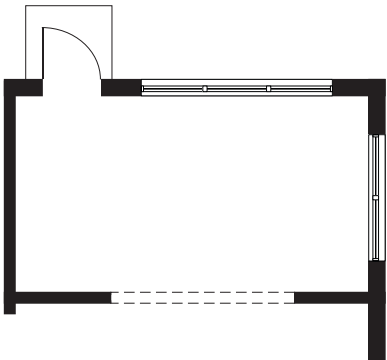


DELUXE OWNER'S BATH

(Reduces the WIC by approx 1' 4")



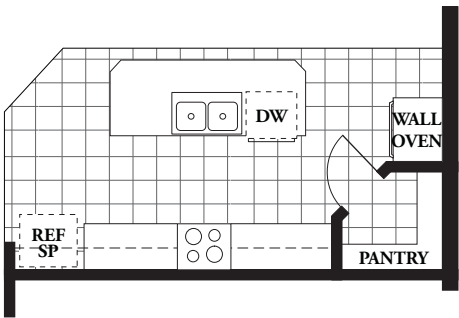
SUNROOM (IN LIEU OF COVERED LANAI) ADDS 173 SQ FT



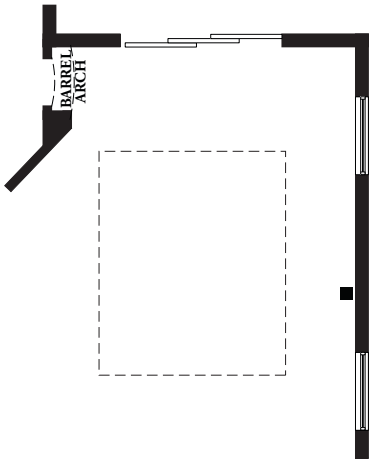
12 FT SLIDING DOOR



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"

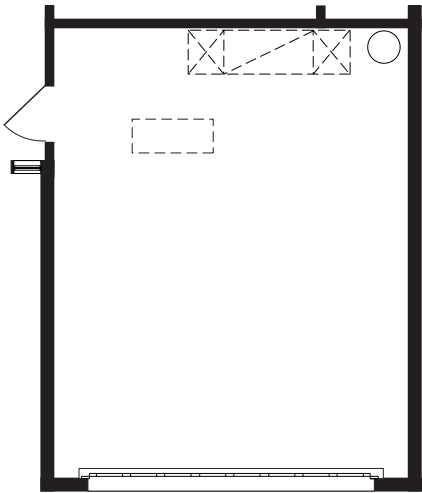
8'0" Ceiling

EXTENDED GARAGE -5 FT WIDTH

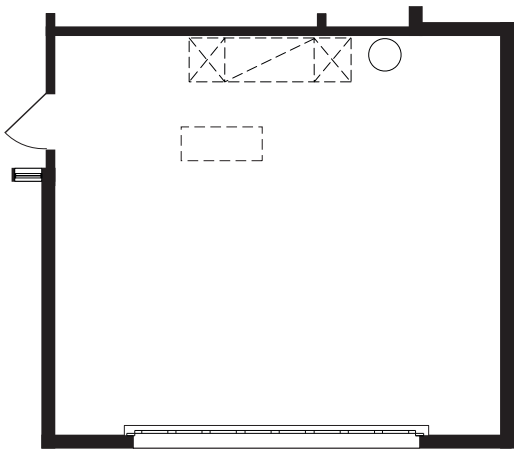
24'9"x22'4"

8'0" Ceiling

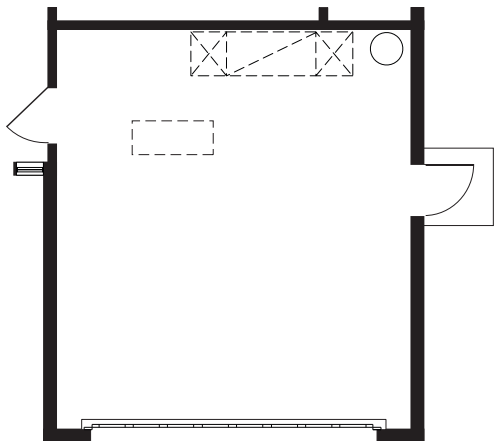
EXTENDED GARAGE - 2 FT DEPTH



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

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"x21'1"

9'4" Ceiling

DINING ROOM

11'1"x13'2"

9'4" Ceiling

OWNER'S SUITE

16'2"x12'2"

10'0" Recessed Ceiling

OWNER'S BATH

9'4" Ceiling

BEDROOM 2

10'2"x11'4"

9'4" Ceiling

BEDROOM 3

12'3"x11'5"

9'4" Ceiling

BATH 2

9'4" Ceiling

LAUNDRY

9'4" Ceiling

GARAGE

19'9"x20'4"

8'0" Ceiling

COVERED LANAI

14'3"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	2,008 Sq.Ft.
GARAGE	436 Sq.Ft.
COVERED ENTRY	13 Sq.Ft.
COVERED LANAI	178 Sq.Ft.
TOTAL UNDER ROOF	2,635 Sq.Ft.

*C ELEVATION ADDS 47 Sq.Ft.

Available Options

MEASUREMENTS

SUNROOM

13'11" x 12'2"

9'4" Ceiling

EXTENDED LANAI

14'3"x18'6"

9'4" Ceiling

COVERED ENTRY

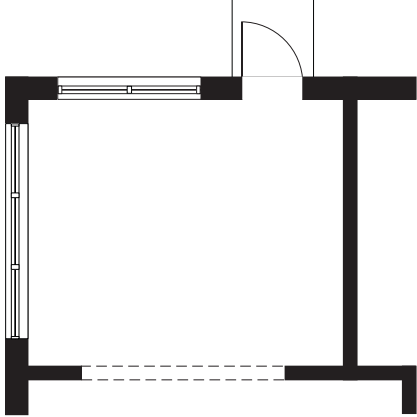
9'4" Ceiling

GREAT ROOM

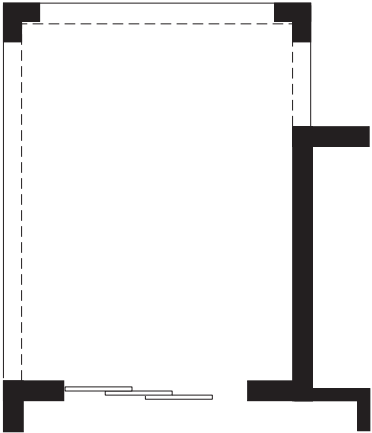
16'9"x21'1"

10'0" Recessed Ceiling

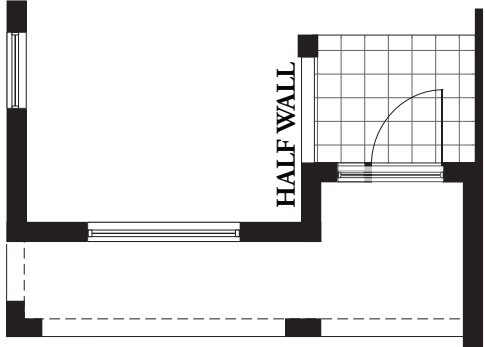
SUNROOM (IN LIEU OF COVERED LANAI) ADDS 153 SQ FT



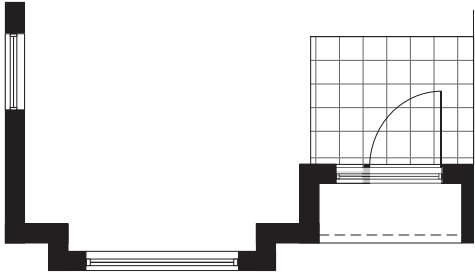
EXTENDED LANAI



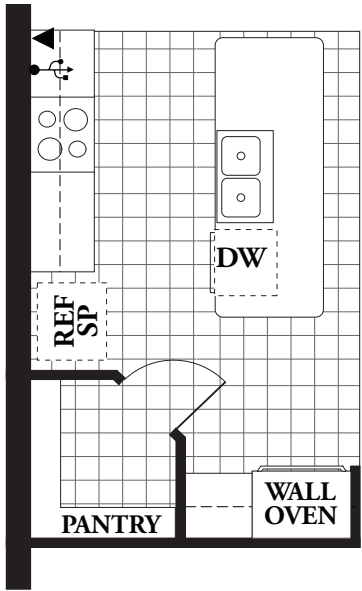
C ELEVATION ENTRY (ADDS 47 TOTAL SQ FT)



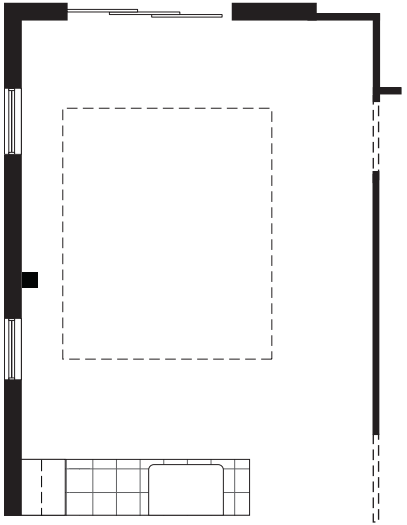
DELETE HALF WALL



GOURMET KITCHEN



GREAT ROOM RECESSED CEILING



LEGEND

Rev. 3/18/2024

Garage Options

MEASUREMENTS

EXTENDED GARAGE -2 FT DEPTH

19'9"x22'4"

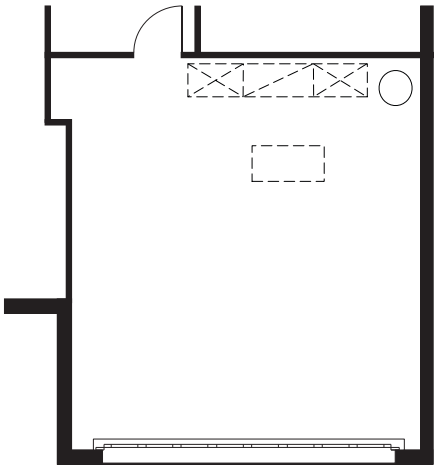
8'0" Ceiling

EXTENDED GARAGE -5 FT WIDTH

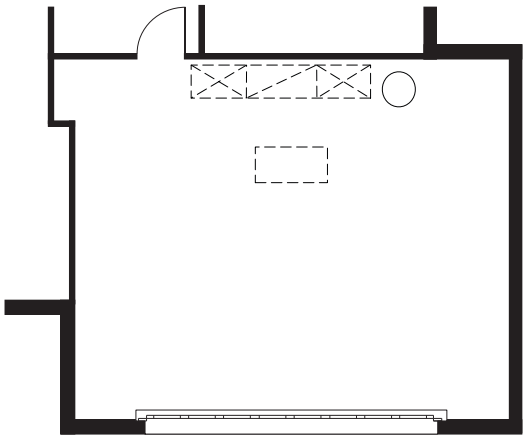
24'9"x20'4"

8'0" Ceiling

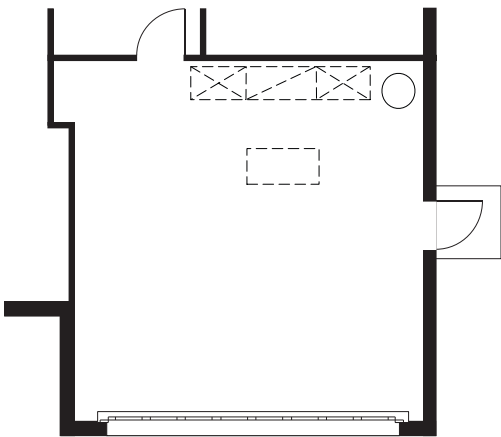
EXTENDED GARAGE - 2 FT DEPTH



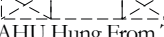
EXTENDED GARAGE - 5 FT WIDTH



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

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



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Available Options

MEASUREMENTS

SUNROOM

15'0"x12'2"

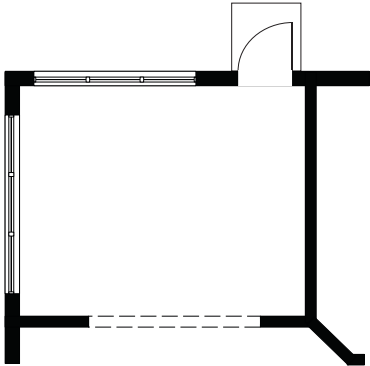
9'4" Ceiling

GREAT ROOM

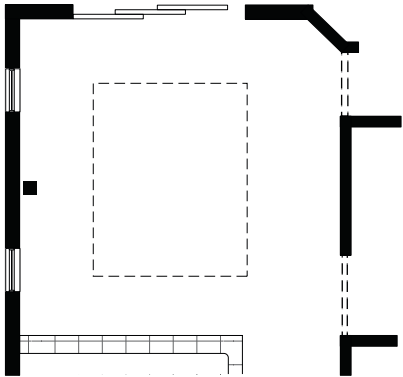
17'0"x16'8"

10'0" Recessed Ceiling

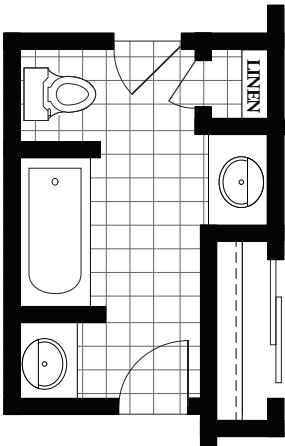
SUNROOM (IN LIEU OF COVERED LANAI) ADDS 191 SQ FT



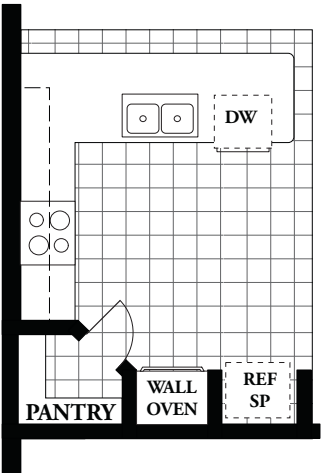
GREAT ROOM RECESSED CEILING



BATH 2 DOUBLE VANITY



GOURMET KITCHEN



LEGEND

Arch	Cable
Attic Access	Phone
Tile	USB

Rev. 3/18/2024

Garage Options

MEASUREMENTS

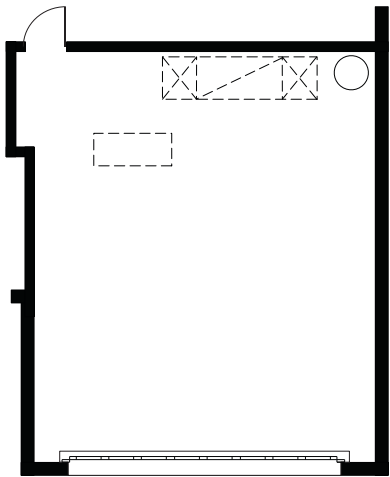
EXTENDED GARAGE -2 FT DEPTH

19'9"x23'8"
8'0" Ceiling

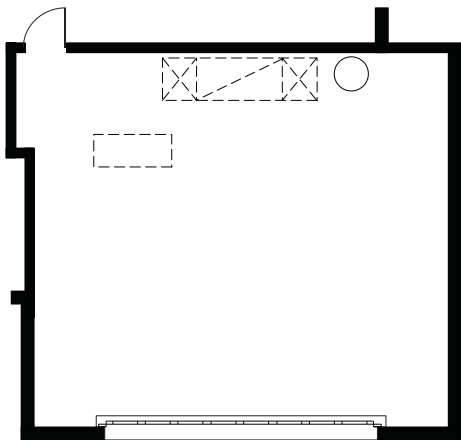
EXTENDED GARAGE -5 FT WIDTH

24'9"x21'8"
8'0" Ceiling

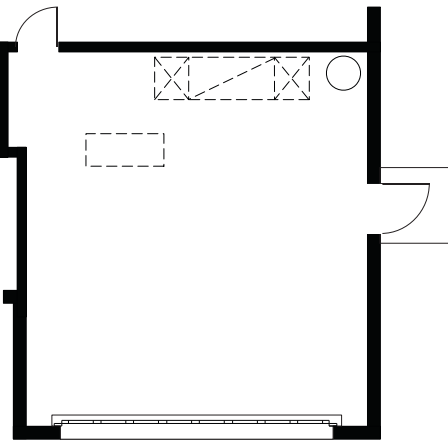
EXTENDED GARAGE - 2 FT DEPTH



EXTENDED GARAGE - 5 FT WIDTH



GARAGE SERVICE DOOR



LEGEND

	Water Heater
	Attic Access
	AHU Hung From Trusses

