Pricing

Palm Coast
Traditional Collection

Model	Bed/ Bath	Living Area	Total Area	Architectural Style A	B	C
Misty [2, 4]	3/2	1,333	1,783	$225,900	$226,900	N/A
Graham[2]	3/2	1,336	1,788	$232,900	$234,900	N/A
Bimini	3/2	1,467	1,927	$237,900	$238,900	N/A
Misty II [2, 4]	3/2	1,596	2,038	$236,900	$237,900	N/A
Bryce [2, 4]	3/2	1,600	2,047	$248,900	$249,900	N/A
Misty III [2, 4]	3/2	1,673	2,162	$246,900	$247,900	N/A
Captiva II	3/2	1,802	2,502	$270,900	$271,900	N/A
Magnolia	3/2/Den	1,992	2,792	$290,400	$293,400	$296,400
Willow	3/2/Den	2,208	2,843	$295,900	$297,900	N/A
Worthington II [3, 4]	4/2	2,420	3,037	$303,900	$304,900	N/A
Augusta [3, 4, 7]	4/2	2,293	3,148	$311,900	$313,900	N/A
Sequoia [8]	4/3	2,450	3,304	$345,900	$348,900	$350,900
Springfield	4/3	2,552	3,250	$354,900	$357,900	N/A
Cypress [5, 6]	5/3 + Loft	3,154	3,768	$381,900	$385,900	$387,900
Polo Collection						
Charlotte II	3 / 2	1,623	2,318	$269,900	$270,900	N/A
Kingsley II[1]	2/2 + Den	1,645	2,257	$269,900	$270,900	$274,900
Lillian II[1]	2/2 + Den	1,658	2,267	$272,900	$273,900	$274,900
Sebring II[1]	2/2 + Den	1,751	2,450	$280,900	$281,900	$284,900
Monroe II	3/2	1,738	2,558	$278,900	$279,900	N/A
Norris II[1]	2/2 + Den	1,905	2,593	$279,900	$282,900	$292,900
Bennet II	3/2	2,008	2,635	$292,900	$293,900	$296,900
Pierce II	3/2 + Den	2,034	2,733	$294,900	$295,900	N/A
Duplex						
Millstone	6/4	2,396	3,298	$384,900	$385,900	$387,900
Patterson	8/4	3,048	4,145	$424,900	$426,900	N/A

[1] Avail. Opt. 3rd Bedroom
[2] Avail. Opt. 4th Bedroom
[3] Avail. Opt. 5th Bedroom
[4] Avail. Opt. 3rd Bath
[5] Avail. Opt. 4th Bath
[6] Avail. Opt. 6th bedroom
[7] 3 Car Garage Plan
[8] Multi-Generation Plan

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Rev. 1/29/2025

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)

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Pricing

Signature SERIES

Palm Coast

Model	Bed/ Bath	Living Area	Total Area	Architectural Style A	B	C	D
Turnberry	2/2/Den	1,960	2,581	$356,900	$360,900	N/A	N/A
Birkdale	3/2/Den	2,203	2,892	$370,900	$371,900	N/A	N/A
Pebble Beach	3/2/Den	2,327	3,020	$380,900	$384,900	$388,900	N/A
Pine Valley	4/2/Den	2,511	3,175	$401,900	$411,900	N/A	N/A
Oakmont	3/2/Den	2,312	3,285	$408,900	$409,900	N/A	N/A
Pinehurst	3/3/Den	2,474	3,354	$433,900	$438,900	N/A	N/A
Muirfield	3/3/Den	2,620	3,499	$410,900	$412,900	$415,900	$418,900
Bethpage	4/3/Den	2,663	3,488	$437,900	$438,900	N/A	N/A
Sawgrass	3/3/Den	2,650	3,718	$458,900	$459,900	N/A	N/A
St. Andrews	3/3/Den + Loft	2,869	3,915	$529,900	$530,900	N/A	N/A
Muirfield w/Bonus	3/4/Den + Bonus	3,240	4,250	$545,900	$546,900	N/A	N/A
Sawgrass w/Bonus	3/3/Den + Bonus	3,197	4,351	$557,900	$558,900	N/A	N/A

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Rev. 1/29/2025

Included Features

Signature SERIES

PALM COAST ON YOUR LOT

- $10,177 allowance for city/county impact fees
- All required building permits and surveys - boundary, form board, foundation, and final survey. Does not include any flood zone studies or analysis
- Clearing, grading and fill with acceptable bore test
- Concrete walkway and 18 ft wide concrete driveway with broom finish & tooled edges
- Professionally designed landscape package including plantings, Floritam sod, trees, mulch and five-zone irrigation with automatic controller and rain sensor gauge
- 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
- Decorative banding around windows and doors
- 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-inch 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
- 3/4 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) remote operators and wall mounted keypad 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
- 220V dryer and range outlets
- Ceiling fan/light pre-wires in all bedrooms, family room 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 (location per plan)
- LED Recessed ceiling lights with white baffle trim in kitchen, great room recessed ceilings, hallways, over tubs and showers and front entry
- Exterior coach lights in Bronze finish (per plan)
- Decora rocker switches and Decora outlets throughout
- Doorbell chime(s) (per plan)
- Decorative light fixtures from Progress Lighting®

ENVIRONMENTAL CONTROLS

- Carrier® energy efficient 16 SEER2 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® cabinets w/half overlay flat panel door in choice of stain or painted finish
- Soft-close door and drawers on all cabinet
- Raised vanities with drawers in baths (per plan)
- Moisture-proof cement board behind tile walls in showers, with tile to ceiling
- Acrylic tub in master 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 Master Bath (per plan)
- Moen® center-set two handle vanity sink faucets with under-mount 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 master bath including one row of decorative listel in choice of styles up to Level II
- Clear shower doors with chrome frame in master bath (per plan)

DESIGNER KITCHENS

- Designer Kraftmaid® cabinets w/half overlay flat panel door in choice of stain or painted finish in choice of stain or painted finish
- Soft-close door and drawers on all cabinet
- 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 chrome pullout spray faucet & soap dispenser
- Choice of Granite or Quartz counters with 3 cm edge up to Level II and 16" overhangs on bar tops and/or island
- 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 Master Bedrooms (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 1st floor windows and Elustra window sills on 2nd floor windows (per plan)
- Sherwin Williams® Premium low VOC acrylic paint interior wall and ceiling paint for improved indoor air quality (choice of 1 color walls and 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., 6lb. 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)

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