

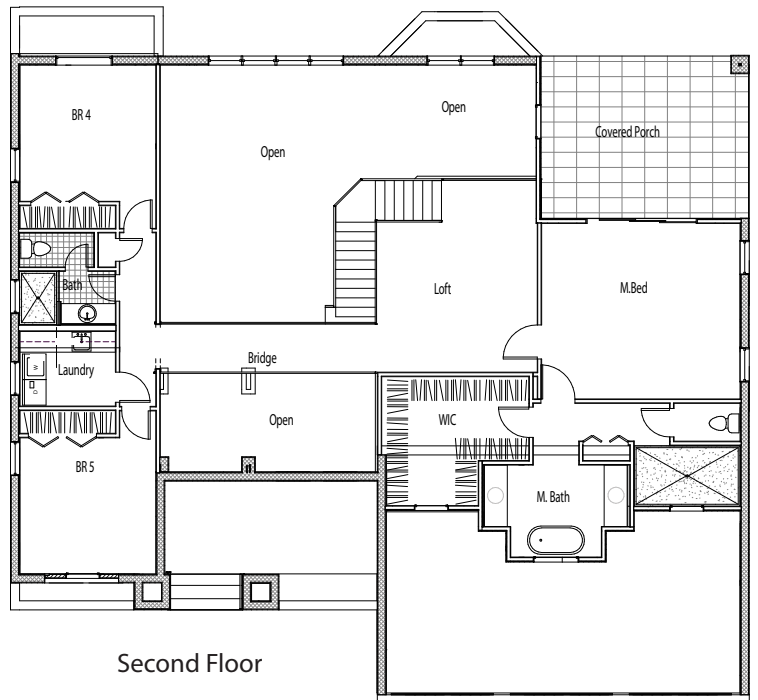
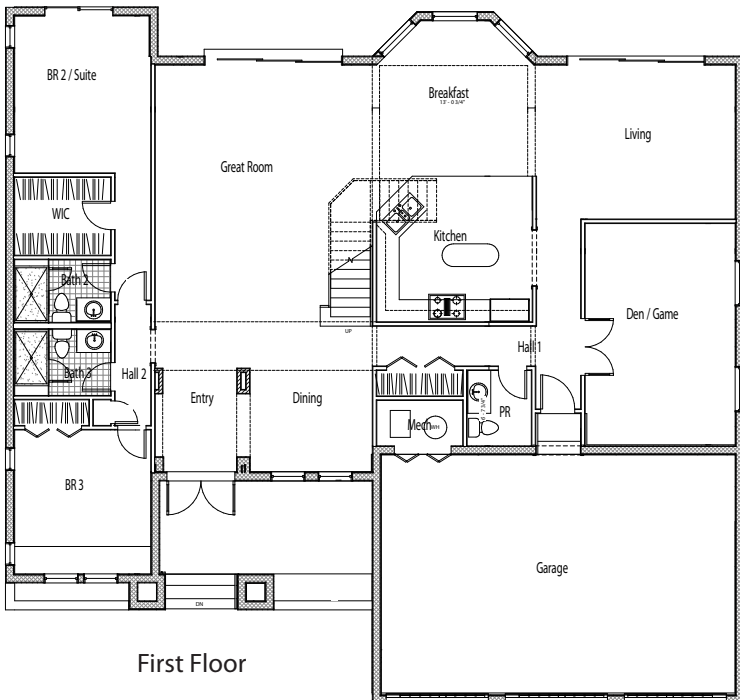


The Boca Grande

5 bedroom | 4.5 Bath | 3 Car Garage

First Floor.....2512 S.F.
 Second Floor.....1621 S.F.
Grand Total..... 4133 S.F.

Unconditioned
 Garage: (includes HVAC Closet)..... 789 S.F.
 Front Porch, covered 196 S.F.
 Scheme with covered porch on second floor off the
 bedroom (filling in "open to below") 265 S.F.



Boca Grande Standard Features

Exterior Features

Barrel Tile Roof
Three Garden Hose Bibs
Aluminum Fascia and Vinyl Soffit
Textured Stucco Exterior with Raised Accent Bands
Finished Interior Garage Walls
Two Coats Premium Paint on Stucco
Two Toned Exterior Paint (Body and Trim)
Concrete Driveway, Sidewalk and Equipment Pads (up to 1,100 SF max)
3 Car Garage with Pull Down Attic Stairs
8' Raised Panel Steel Overhead Garage Door with Openers
Pillared 2 1/2 story Entry with Paved Stoop
Five GFI Protected Outlets
Composite Insulated Exterior Doors
10' Glass Double Entry Front Door
Standard Landscape Package
Impact and Insulated Low E Windows and Sliders

Interior Features

5-1/4" Wood Base Throughout
3 - 1/4" Wood Cased Doors
Wood Window Sills
8' Interior Doors
Minimum 10' Ceiling Height
20' Ceiling in Entry, Dining and Breakfast Rooms with Crown Molding
Coffered 20' Ceiling in Great Room with Crown Molding
Stepped Ceilings in Master Bedroom with Crown Molding
Brushed Nickel Lever Door Handles
Textured Walls and Ceilings
Daltile Direct Porcelain Collection 20" x 20" Tile or Equal
Shaw Brand Favorite Choice Series Carpet
Custom Interior Flat Wall Paint and Semi Gloss Trim/Door Paint
Closet Shelving
Walk in Closets Per Plan
Linen Closets Per Plan

Kitchen Features

Wood Cabinets with Adjustable Shelves
42" Upper Cabinets with 3" Crown Molding
Bumped and Staggered Over Range Cabinet
3 CM Level 2 Granite Countertops
Stainless Steel Undermount Double Bowl Kitchen Sink
Brushed Nickel Moen Faucet with Pull Out Sprayer
Brushed Nickel Cabinet Knobs or Handles
1/2 HP Garbage Disposal
Stainless Whirlpool Appliances (up to \$7,500)
Microwave and Oven Wall Cabinet
Water Line to Refrigerator
Soft Close Doors and Drawers
Undermount Drawer Glides

Bathroom Features

Wood Cabinets with Adjustable Shelves
Comfort Height Vanities
3 CM Level 2 Granite Countertops
Undermount Vanity Sinks
Soft Close Doors and Drawers
Full Width Vanity Mirrors
Moen Brushed Nickel Faucets
Drop in Master Bath Tub with Tiled Tub Deck
Moen Brushed Nickel Roman Tub Faucet
Brushed Nickel Cabinet Knobs and Handles
Walk in Master Shower

Plumbing Features

(2) 40 Gallon Quick Recovery Energy-Miser Hot Water Heaters
Laundry tub and Cabinet w/Moen faucet
Washer Connection
Elongated Toilets

Electric Features

9 Ceiling Fan/Light openings
Inter-linked Smoke Detectors w/battery Back-up
Recessed Can Lighting per plan
Standard Light Fixture and Paddle Fan package
200 Amp Main Service Panel
Washer/Dryer Connection
Door Bell Chime
8 Prewired Telephone and 8 Prewired Cable

Construction/Energy Features

8" Block Walls
Monolithic Concrete Slab with Vapor Barrier
Steel Reinforced Concrete Footing
Engineered 2nd Floor Roof Truss System
Current Hurricane and Wind Requirements
Minimum 10' Wall Height
High Efficiency 15 SEER Air Conditioning
Automatic Float Shut Off on A/C to Prevent Flooding
Air Conditioning Vents in Walk in Closets
Insulated Heating and Cooling Ducts
Cold Air Returns in All Bedrooms
R-30 Blown & Batt Ceiling Insulation
R-13 Batt Insulation Between Garage and Living Area
R-19 Batt Insulation at Knee Walls
R- 4.2 Exterior Wall Moisture Barrier
Off Ridge Vent Attic Ventilation
Continuous Soffit Vents
Taexx Pest Control

Property (Standard 80 x 125 Lot)

Building Permits included
Surveys and Site Plans included
Sewer piping from house to Sewer main
Water piping from house to water meter
FPL Electric Connection
Clearing, Fill and Grading Allowance

