

Palm Island Standard Features

Exterior Features

Architectural Asphalt Shingles - 30 year warranty
Three Garden Hose Bibs
Aluminum Fascia and Vinyl Soffit
Textured Stucco Exterior with Raised Accent Bands
Truss Covered Lanai with Concrete Floor
Textured Stucco Lanai Ceiling
Finished Interior Garage Walls
Two Coats Premium Paint on Stucco
Two Toned Exterior Paint (Body and Trim)
Rolled Edge Steel Hurricane Shutters
Concrete Driveway, Sidewalk and Equipment Pads (up to 900 SF max)
2 Car Garage with Pull Down Attic Stairs
7' Raised Panel Steel Overhead Garage Door with Openers
Pillared 12' Entry with Concrete Stoop
Five GFI Protected Outlets
Composite Insulated Exterior Doors
8' Glass Double Entry Front Door
Standard Landscape Package
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
Full Height Vanity Mirrors
11'4" Stepped Ceiling in Living Room with Crown Molding
Stepped Ceilings in Master Bedroom with Crown Molding
Brushed Nickel Lever Door Handles
Textured Walls and Ceilings
Shaw Brand Hidalgo Series Ceramic Tile
Shaw Brand Forest Grove Series Carpet
Custom Interior Flat Wall Paint and Semi Gloss Trim/Door Paint
Ventilated Wire Closet Shelving
Walk in Closet Per Plan
Linen Closets Per Plan

Kitchen Features

Wood Cabinets with Adjustable Shelves
Upper Cabinets with 3" Crown Molding
Bumped and Staggered Over Range Cabinet
3 CM Level 1 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 \$3,000)
Venting for Space Saver Microwave Over Range
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 1 Granite Countertops
Undermount Vanity Sinks
Full Width Vanity Mirrors
Soft Close Doors and Drawers
Moen Brushed Nickel Faucets
Drop in Master Bath Tub with Tiled Tub Deck
Moen Brushed Nickel Roman Tub Faucet
Brushed Nickel Cabinet Knobs
Walk in Master Shower

Plumbing Features

50 Gallon Quick Recovery Energy-Miser Hot Water Heater
Free standing Laundry tub w/standard faucet
Washer Connection
Elongated Toilets

Electric Features

4 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
4 Prewired Telephone and 4 Prewired Cable

Construction/Energy Features

8" Block Walls
Monolithic Concrete Slab with Vapor Barrier
Steel Reinforced Concrete Footing
Engineered Roof Truss System
Current Hurricane and Wind Requirements
Minimum 9'- 4" 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



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