



# The St. Croix



**The St. Croix Model**  
**3 bedroom | 3 bath | 3 car garage**

Living Area .....	2412 S.F.
Lanai .....	534 S.F.
Entry .....	70 S.F.
Garage .....	629 S.F.
<b>Total Area .....</b>	<b>3645 S.F.</b>



# **St. Croix Standard Features**

## **Exterior Features**

Architectural Asphalt Shingles - 30 year warranty  
Three Garden Hose Bibs  
Aluminum Fascia, 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 1,100 SF max)  
3 Car Garage with Pull Down Attic Stairs  
7' Raised Panel Steel Overhead Garage Door with Openers  
Pillared Entry with Concrete Stoop  
Three Exterior GFI Protected Outlets  
Steel Insulated Exterior Doors  
8' Glass Double Entry Front Door  
Standard Landscape Package  
Insulated Low E Windows and Sliders  
Cabana and Lanai Space

## **Interior Features**

5-1/4" Wood Base Throughout  
3 - 1/4" Wood Cased Doors  
Wood Window Sills  
8' Interior Doors  
Minimum 9' - 4" Ceiling Height  
13' Ceiling in Entry and Den with Crown Molding  
11' Ceiling in Living Room, Kitchen and Nook  
Stepped Ceilings in Master Bedroom, and Great Room  
with Crown Molding  
Mitered Window in Breakfast Nook  
Brushed Nickel Lever Door Handles  
Textured Walls and Ceilings  
Shaw Brand Hidalgo Series Ceramic Tile or equal  
Shaw Brand Forest Grove Series Carpet or equal  
Custom Interior Flat Wall Paint and Semi Gloss Trim/Door Paint  
Ventilated Wire Closet Shelving  
Walk in Closets and Linen Closets Per Plan

## **Kitchen Features**

Wood Cabinets with Adjustable Shelves  
42" Upper Cabinets with 3" Crown Molding  
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  
1/2 HP Garbage Disposal  
Stainless Whirlpool Appliances (up to \$7,500)  
Microwave and Oven Wall Cabinet  
Water Line to Refrigerator  
Cabinet Pantry with Adjustable Shelves  
Kitchen Island  
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  
Soft Close Doors and Drawers  
Full Width Vanity Mirrors  
Moen Brushed Nickel Faucets  
Drop in Master Bath Tub with Tiled Tub Deck or Large Shower  
Moen Brushed Nickel Roman Tub Faucet  
Brushed Nickel Cabinet Knobs  
Walk in Master Shower  
Pool Bath with Walk in 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**

6 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  
5 Pre wired Telephone and 5 Pre wired 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

## **Additional Features Included**

Outdoor Kitchen Pre-Wire and Plumbing Rough  
Electric Power and Water Line to Seawall (30 amp)  
Recess Cans in Front Elevation Soffit  
Recess Cans in Master Bedroom ceiling  
Full Height Vanity Mirrors  
90 Amp Pool Panel

## **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  
Overhead Electric Connection  
Clearing, Fill and Grading Allowance



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