

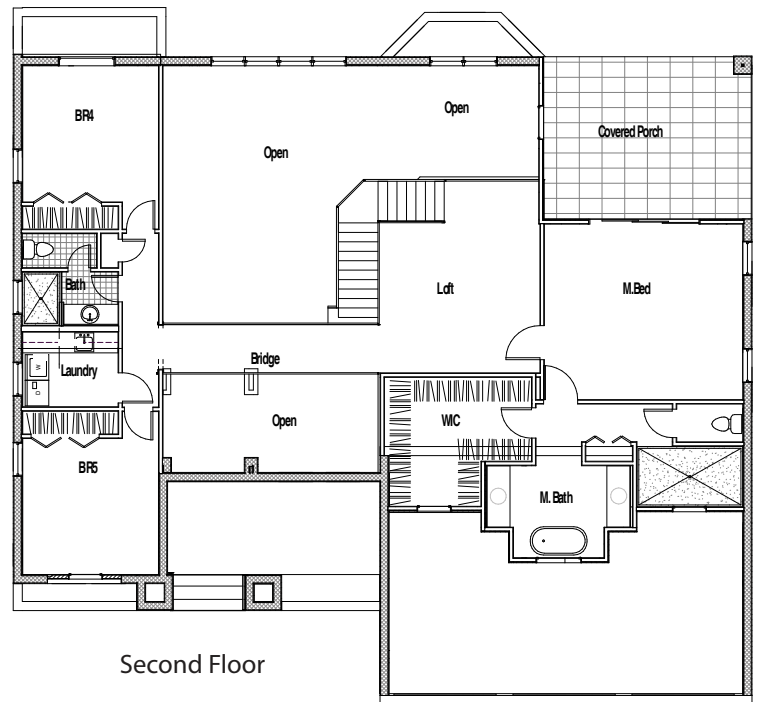
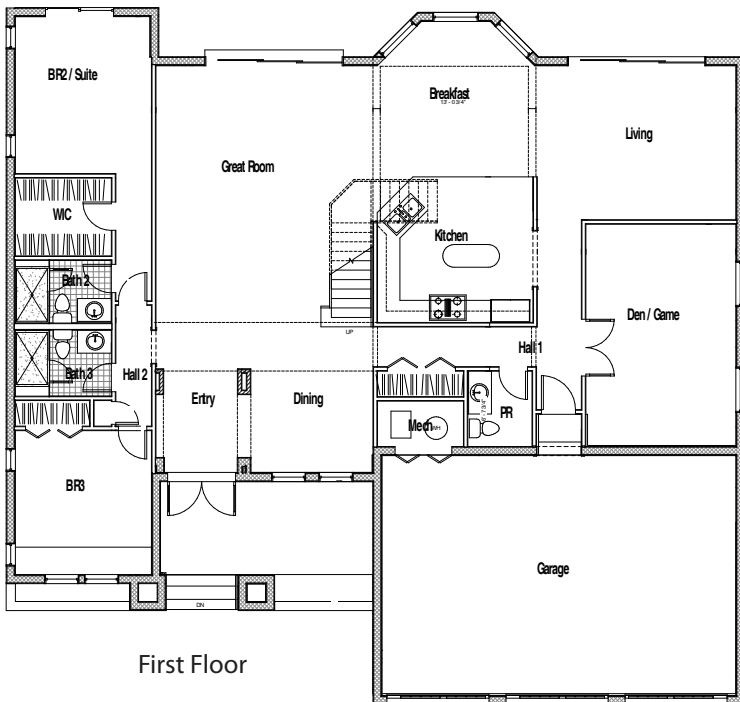
The Boca Grande



The Boca Grande Model

5 bedroom | 4.5 bath | 3 car garage

First Floor.....	2512 S.F.	Unconditioned
Second Floor	1621 S.F.	Garage (includes HVAC closet):.. 789 S.F.
Grand Total.....	4133 S.F.	Front Porch, covered 196 S.F.
		Scheme w/ covered porch on second porch off bedroom265 S.F.



Boca Grande Standard Features

Exterior Features

Barrel Tile Roof
3 Garden Hose Bibs
Aluminum Fascia and Soffit
Textured Stucco Exterior with Raised Accent Bands
Finished Interior Garage Walls
2 Coats Premium Paint on Stucco
2 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
Wi-Fi Enabled 7' Raised Panel Steel Overhead Garage Door with Openers
Pillared 2 1/2 story Entry with Paved Stoop
5 GFI Protected Outlets
Composite Insulated Exterior Doors
10' Glass Double Entry Front Door
Standard Landscape Package
Hurricane Rated Low E Windows and Sliders
Epoxy Garage Floors

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
Stepped Ceilings in Master Bedroom with Crown Molding
Brushed Nickel Lever Door Handles
Textured Walls and Ceilings
Porcelain 20" x 20" Tile
Upgraded Nylon Stain Resistant Plush Carpet
Custom Interior Flat Wall Paint and Semi Gloss Trim/Door Paint
Ventilated Wood Shelving
Walk in Closets per Plan
Linen Closets per Plan

Kitchen Features

Wood Cabinets with Adjustable Shelves
42" Upper Cabinets with 3" Crown Molding
3 CM Level 2 Granite Countertops
Stainless Steel Undermount Double Bowl Kitchen Sink
Brushed Nickel Delta Faucet with Pull Out Sprayer
Brushed Nickel Cabinet Knobs or Handles
1/2 HP Garbage Disposal
Stainless Appliances (up to \$9,500)
Kitchen Design with Wall Oven and Built in Microwave
Water Line to Refrigerator
Soft Close Doors and Drawers
Undermount Drawer Glides
Kitchen Island
Backsplash Tile

Bathroom Features

Wood Cabinets with Adjustable Shelves
Comfort Height Vanities
3 CM Level 2 Granite Countertops
Undermount Vanity Sinks
Soft Close Doors and Drawers
Vanity Mirrors
Brushed Nickel Delta Faucets
Free Standing Master Bath Tub
Brushed Nickel Roman Delta 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 Comfort Height 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 16 SEER Air Conditioning
Automatic Float Shut Off on A/C to Prevent Flooding
Wi-Fi Enabled A/C Thermostat
Air Conditioning Vents in Walk in Closets
Insulated Heating and Cooling Ducts
Cold Air Returns in All Bedrooms
R-38 Batt Ceiling Insulation
R-13 Batt Insulation Between Garage and Living Area
R-4.2 Exterior Wall Moisture Barrier
Ridge Vent Attic Installation
Continuous Soffit Vents
Taexx Pest Control

Additional Features Included

Outdoor Kitchen Pre-Wire and Plumbing Rough
Recess Cans in Front Elevation Soffit
Recess Cans in Master Bedroom Ceiling

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 Overhead
Clearing, Fill and Grading Allowance



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