



# The Exuma



## The Exuma Model

**3 bedroom | 3 bath | 3 car garage**

Living Area .....	2127 S.F.
Lanai .....	489 S.F.
Entry .....	48 S.F.
Garage .....	627 S.F.
<b>Total Area .....</b>	<b>3291 S.F.</b>



# Exuma Standard Features

## **Exterior Features**

Architectural Asphalt Shingles - 30 Year Warranty  
3 Garden Hose Bibs  
Aluminum Fascia and Soffit  
Textured Stucco Exterior with Raised Accent Bands  
Truss Covered Lanai with Concrete Floor  
Textured Stucco Lanai Ceiling  
Finished Interior Garage Walls  
2 Coats Premium Paint on Stucco  
2 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  
Wi-Fi Enabled 7' Raised Panel Steel Overhead Garage Door with Openers  
Pillared 15' Entry with Concrete Stoop  
5 GFI Protected Outlets  
Composite Insulated Exterior Doors  
8' Glass Double Entry Front Door  
Standard Landscape Package  
Hurricane Rated Low E Windows and Sliders  
Epoxy Garage Floor

## **Interior Features**

5-1/4" Wood Base Throughout  
3-1/4" Wood Cased Doors  
Wood Window Sills  
8' Interior Doors  
13' Ceiling in Entry and Den with Crown Molding  
Stepped Ceilings in Master Bedroom, and Great Room with Crown Molding  
Textured Walls and Ceilings  
Upgraded Nylon Stain Resistant Plush Carpet  
Porcelain 20" x 20" Tile  
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 (Made in the USA)  
Bumped and Staggered Over Range Cabinet  
Cabinet Pantry with Adjustable Shelves  
Soft Close Doors and Drawers  
Undermount Drawer Glides  
3 CM Level 1 Granite Countertops  
Stainless Steel Undermount Double Bowl Kitchen Sink  
Brushed Nickel Delta Faucet with Pull Out Sprayer  
1/2 HP Garbage Disposal  
Stainless Whirlpool Appliances (up to \$4,500)  
Water Line to Refrigerator  
Backsplash Tile  
Kitchen Design with Wall Oven and Built in Microwave

## **Bathroom Features**

Wood Cabinets with Adjustable Shelves  
Comfort Height Vanities (Made in the USA)  
3 CM Level 1 Granite Countertops  
Undermount Vanity Sinks  
Soft Close Doors and Drawers  
Vanity Mirrors  
Delta Brushed Nickel Faucets  
Brushed Nickel Cabinet Knobs and Handles  
Walk in Master Shower  
Pool Bath with Walk in Shower  
Listello or Waterfall Tile

## **Plumbing Features**

50 Gallon Quick Recovery Energy-Miser Hot Water Heater  
Free Standing Laundry Tub w/Standard Faucet  
Washer Connection  
Elongated Comfort Height 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  
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 16 SEER Air Conditioning  
Wi-Fi Enabled A/C Thermostat  
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-38 Batt Ceiling Insulation  
R-13 Batt Insulation Between Garage and Living Area  
R-4.2 Exterior Wall Moisture Barrier  
Taexx Pest Control System

## **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  
Outdoor Kitchen Prewire and Plumbing Rough

## **Additional Features Included**

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



# Harbor Home Builders

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