



The Palm Island Model
3 bedroom | 2 bath | 2 car garage

Living Area	1819 S.F.
Lanai	249 S.F.
Entry	64 S.F.
Garage	459 S.F.
Total Area	2591 S.F.

Palm Island Standard Features

Exterior Features

Architectural Asphalt Shingles - 30 Year Warranty
4 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 900 SF max)
2 Car Garage with Pull Down Attic Stairs
Wi-Fi Enabled 8' Raised Panel Steel Overhead Garage Door w/Openers + Camera
Pillared 12' 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
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
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 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 Delta Faucet with Pull Out Sprayer
Brushed Nickel Cabinet Knobs or Handles
1/2 HP Garbage Disposal
Stainless Appliances (up to \$6,100)
Water Line to Refrigerator
Soft Close Doors and Drawers
Undermount Drawer Glides
Kitchen Design with Wall Oven and Built in Microwave
Backsplash Tile

Bathroom Features

Wood Cabinets with Adjustable Shelves
Comfort Height Vanities
3 CM Level 1 Granite Countertops
Undermount Vanity Sinks
Vanity Mirrors
Soft Close Doors and Drawers
Delta Brushed Nickel Faucets
Drop in Master Bath Tub with Tiled Tub Deck
Delta Brushed Nickel Roman Tub Faucet
Brushed Nickel Cabinet Knobs
Walk in Master Shower
Listello or Waterfall Tile
Guest Bath with Tub/Shower Combo

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

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
5 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 SEERZ 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 Ventilation
Continuous Soffit Vents
Taexx Pest Control

Additional Features

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



Tel 941.629.8886 | 411 Cross Street, Unit 111 | Punta Gorda, FL 33950 | harborhomebuilders.com | License #CRC 1331938

Rendering and floorplan are for illustrative purposes only and may not reflect actual characteristics of the actual home. Model may be shown with options and upgrades which may or may not be included in the base price. Harbor Home Builders, LLC reserves the right of price, plan or specification change without notice or prior obligation.