



The Sanibel Model

3 bedroom | 3 bath | 3 car garage

Living Area 2417 S.F.

Lanai 318 S.F.

Entry 57 S.F.

Garage 629 S.F.

Total Area 3421 S.F.



Sanibel 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
Paved Driveway, Sidewalk and Concrete Equipment Pads (up to 1,100 SF max)
3 Car Garage with Pull Down Attic Stairs
Wi-Fi Enabled 8' Raised Panel Steel Overhead Garage Door w/Openers + Camera
Pillared Entry with Concrete Stoop
3 Exterior GFI Protected Outlets
Steel Insulated Exterior Doors
8' Glass Double Entry Front Door
Standard Landscape Package
Hurricane Rated 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
Minimum 9' 4" Ceiling Height
13' Ceiling in Entry and Dining Room with Crown Molding
11' Ceiling In Living Room and Kitchen
Stepped Ceilings in Master Bedroom, Living Room,
and Office 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 Closet Shelving
Walk in Closets and Linen Closets per Plan

Kitchen Features

Wood Cabinets with Adjustable Shelves
42" Upper Cabinets with 3" Crown Molding
Bumped and Staggered Over Range Hood
Kitchen Design with Wall Oven and Built in Microwave
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 Appliances (up to \$14,500)
Water Line to Refrigerator
Cabinet Pantry with Adjustable Shelves
Soft Close Doors and Drawers
Undermount Drawer Glides
Backsplash Tile



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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
Brushed Nickel Delta Faucets
Drop in Master Bath Tub with Tiled Tub Deck
Brushed Nickel Roman Delta Tub Faucet
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
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 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
Overhead Electric Connection
Clearing, Fill and Grading Allowance