

Spanish Cay



Spanish Cay 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.
Total Area	3291 S.F.



Spanish Cay 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
Textured Stucco Lanai Ceiling
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 (Max. 11'6")
Wi-Fi Enabled 8' Raised Panel Steel Overhead Garage Door with
Openers & Camera
Pillared 15' Entry with Concrete Stoop
5 GFI Protected Outlets
Composite Insulated Exterior Doors
8' Glass Double Entry Front Door
135° Sliding Glass 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
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 24" x 24" Tile or Wood Plank 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)
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 \$6,100)
Water Line to Refrigerator
Backsplash Tile
Kitchen Design with Wall Oven and Built in Microwave
Walk in Pantry

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
Free Standing Tub
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 Comfort Height Toilets

Electric Features

7 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 SEER2 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
Pest Prevention System

Additional Features

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 Underground
Clearing, Fill and Grading Allowance
Outdoor Kitchen Prewire and Plumbing Rough



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