



QUALITY BUILT FIRST...TO LAST!

Distinctive Features & Specifications Cape Coral Series

EXTERIOR FEATURES AND SITE WORK

- Site Preparation and Grading for Standard 80' x 125' Lot
- General Liability Insurance Coverage
- Standard Clearing and up to 30 Loads of Fill
- All Surveying Fees and Compaction Testing
- Certified Pre-treatment of Soil under Slab with 6 mil Vapor Barrier
- Steel Reinforced Concrete Block and U-Block Construction
- Stucco Finish on Exterior Walls
- Utility Connection from Meter to House up to 55'
- Water and Sewer Connection Fees and Deposits for Standard 5/8" Meter
- Impact Fee and all Permits up to \$20,000
- 30 Year Dimensional Shingles
- Steel Reinforced Concrete Slabs
- Professionally Engineered Roof Trusses with Hurricane tie-downs
- Landscaping Package with Sod and Irrigation (Note A)

INTERIOR FINISHING AND FEATURES

- 18" x 18" Ceramic Tile Flooring Throughout Home - No Carpeting Anywhere (Note B)
- Textured Finish on Walls and Ceilings
- 3-1/2" Wide Interior Door Casing and 3-1/4" High Baseboards
- Cement Board in all Bath Wet Areas
- Raised Panel Interior Doors
- Marble Window Sills
- Interior Wall Paint in Choice of 48 Designer Colors

KITCHEN AND BATHROOMS FEATURES

- Granite Counter Tops in Kitchen and all Bathrooms (Note C)
- Stainless Steel Self-Cleaning Range, Dishwasher, Microwave, and Refrigerator (Note D)
- Upgraded Wood Cabinet Selections (Note E)
- Crown Molding on Upper Kitchen Cabinets
- Ice maker Line run to Refrigerator Location
- Free Glide Closet Shelving Systems
- Plate Glass Mirrors above all Vanities
- Chrome Single Lever Faucets in Kitchen and Bathrooms (Note F)
- Double Bowl Undermount Stainless Steel Sink in Kitchen and Single Undermount Sink in Bathrooms

TECHNOLOGY, SAFETY AND ENERGY EFFICIENCY

- Cable Prewire in all Bedrooms and Family Room and 1 phone prewire in the Kitchen
- Impact Glass Single Hung Windows and Sliding Glass Doors
- Ceiling Fans with light in all Bedrooms and Family Room
- Energy Saving Water Heater
- R-30 Ceiling Insulation, R-13 Garage Wall and R-5 Foil on Exterior Block Walls
- Digital Thermostat
- 150-Amp Electric Service
- Professionally Engineered Cooling and Heating System SEER-14

THE FOLLOWING CHARGES MAY APPLY DEPENDING ON SITE CONDITIONS:

- Septic System – Traditional or Optional ATU system at a considerable upcharge
- Soil Conditions & Fill Requirements – depending on site conditions
- Clearing, Retaining Walls, Seawall – depending on site conditions
- Betterment Fees and Assessments
- Driveway Culverts – determined by the City of Cape Coral for rainwater runoff drainage
- Additional Setbacks affecting Concrete, Power, Sewer, Irrigation, etc.

OPTIONS AND UPGRADES:

- Gutters and Downspouts
- Shower Doors
- Custom Changes, such as Pocket Doors, Private Toilet Room, Crown Molding, etc.
- Screened Lanai and Concrete Texturing/Paint
- Additional Fans and Light Fixtures (Lanai Fan must be Exterior Rated)
- Upgraded Granite and Plumbing Fixtures
- Upgraded Landscaping Package
- Upgraded Cabinets and Appliances
- Washer and Dryer
- Exterior Stucco Finishes, such as Lap Siding or Custom Finishes
- 2-10 Home Warranty available upon request at additional cost

STANDARD FEATURES AND UPGRADE COMMENTS:

Note A: Landscaping Package with Sod and Irrigation

1. Bahai sod included, St. Augustine is optional
2. Irrigation with one control panel per duplex building – unit side determined by meter location
3. Landscaping consists of:
 - a) 35 Shrubs in Front of House for EACH UNIT – 70 Total Shrubs
 - b) 2 Front Trees + 2 Palm Trees for EACH UNIT – 8 Total Front Trees
 - c) 1 Backyard Tree for EACH UNIT – 2 Total Backyard Trees

Note B: 18” x 18” Ceramic Tile Flooring Though-out Home

1. All flooring is from Floors and Decors at 3853 Cleveland Ave, Fort Myers 33901
2. Choice of numerous floor and wall tiles – Standard Floor Tile \$.89-99 per sq. ft., Standard Wall Tile \$.45-.69 per sq. ft.
3. Wood flooring and Upgraded tile selections are available for additional cost.

Note C: Granite Counter Tops in Kitchen and all Bathrooms

1. Granite selection for the kitchen and bathrooms will be the same and chosen from 5 pre-determined selection.
2. Upgraded granite is available at additional cost.

Note D: Self-Cleaning Range, Dishwasher, Microwave, and Refrigerator

1. Range: Frigidaire/Amana Smooth Surface Freestanding 5.3 cu ft Self Cleaning Electric – Stainless Steel
2. Dishwasher: Frigidaire/Amana in Stainless Steel
3. Microwave: Frigidaire/Amana 1.6 cu ft Over the Range in Stainless Steel
4. Refrigerator: Frigidaire/Amana 22 cu ft Side-by-Side with Single Ice Make in Stainless Steel
5. Washer and Dryer are available for additional cost.

Note E: Upgraded Wood Cabinet Selections

1. Choice of 3 Standard Cabinet Selections
2. Various upgraded cabinet selections are available for additional cost.
3. Bathroom cabinets must match the kitchen cabinet selection.

Note F: Single Lever Faucets in Kitchen and Bathrooms

1. Chrome faucets – manufacturer determined by plumbing contractor and availability.
2. Brushed Satin or Nickel are available for additional costs.
3. All faucets are single lever unless otherwise specified.

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