



Sanibel Model **\$484,900**

Landscaping

- Landscaped Yard Including Sod, Sprinklers, Concrete Edging, Rock, Boulders, Shrubs and Trees.

Plumbing

- Delta Brushed Nickel Fixtures
- Toto Elongated ADA Height Toilets
- White Bathbays, Whirlpool Tub and Sinks
- Elkay E-Granite Mocha Undermount Kitchen Sink
- Westinghouse 100 Gallon Electric Water Heater with Recirculation Pump

HVAC

- Bryant 96% Efficient 100,000 BTU 2-Stage Variable Speed Furnace
- Bryant 13 SEER 4 Ton Air Conditioner
- Air Bear High Efficiency Air Filter
- Reznor 60,000 BTU Garage Heater
- Honeywell Programmable Wi-Fi Thermostats
- Aprilaire Central Humidifier
- Main Floor Zone with Underground Ducts

Electrical

- 200 Amp Service
- Recessed Lighting Throughout
- Master Bedroom and Family Room Ceiling Fans
- Cat 5 Wire Phone and Data Lines
- Kitchen Under Cabinet Lighting
- Decorative Lighting. **Allowance \$5,000**

Framing & Insulation

- 9' Main Floor Walls with 11' Walls in Family Room
- Engineered Floor Trusses and Energy Heel Roof Trusses
- Trayed Dining Room Ceiling, Recessed Master Bedroom and Family Room Ceiling.
- Heated Garage Finished with Hot & Cold Water and Floor Drains
- All Exterior Walls are 2x6 Construction.
- Walls R-19, Rim Joists R-11, House Ceiling R-50, Garage Ceiling R-38

- Laundry Room, Bathrooms and Mechanical Room Walls Insulated with R-11 for Sound

Exterior

- James Hardie Fiber Cement Siding
- Certaineed Landmark Architectural Shingles
- ZipSystem Exterior Sheathing
- Anderson 400 Series Windows with LowE4 Glass and Vinyl Wrapped Maintenance-Free Jams
- Insulated Midland Garage Doors
- Exterior Flatwork with Integrated Rebar

Millwork

- Solid White 2-Panel Square Doors with Hollow Core Closet Doors
- White 3 1/2" Casing and 4 1/4" Baseboard
- 5 1/2" Crown Molding
- White Primewrap Shelving
- Brushed Nickel Lever Handles and Hardware

Interior

- Custom Clear Alder Cabinetry with Soft Close Doors and Drawers. **Allowance \$24,000**
- Granite Countertops for Kitchen and Master Bath. **Allowance \$6,000**
- Custom Mirror and Shower Door. **Allowance \$2,750**
- Stainless Steel Whirlpool Gold Appliance Package with Double Ovens, Gas Cooktop, Range Hood, French Drawer Fridge with Bottom Mount Freezer, Microwave and Dishwasher. **Allowance \$6,000**
- Light Orange Peel Texture and Chamfered Corners
- Napoleon 42" Natural Gas Fireplace with Stone Surround Mantle and Hearth.

Flooring & Tile

- Base Flooring Consists of Vinyl Plank, Engineered Hardwood, Carpet and Vinyl Tile. **Allowance \$10,000**
- Custom Tile Backsplashes in Kitchen, Master Bath and Custom Tiled Master Bath Shower. **Allowance \$3,500**

Built by



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