

# Gulfstream Homes

## Pre-Construction Pricing Custom Estate Home w/ Guest House/Garage 74 25th St SW

Original Proposal Date: 7/26/2022

### MAIN HOUSE

Proposal Based On: Custom Plan Developed for this Lot

A/C SF	3,572
Total SF	5,251

#### Proposal Includes the Custom Features Listed Below:

##### **General Conditions**

Boundary Survey & All Construction Surveying  
FPL Underground Power Fee  
Permitting Services by Gulfstream Homes  
All Current Impact and Building Permit Fees Included  
Builder's Risk Insurance Coverage During Construction

##### **Lot**

Home to be built on the lot located at 74 25th St SW

#### Exterior Features

##### **Construction**

Monolithic Slab Construction  
Termite Baiting System with "Tubes Under the Slab" for Addtl Termite Protection  
Stucco Vented Soffit with Painted Miratec Composite Fascia  
Cementitious Exterior Finish with Float Finish on all 4 Sides  
Roman Rock Corbels/Brackets per the Front Elevation, Choice of Color  
19/32" Roof Plywood Sheathing  
Gutters Included on the Septic Side of the Home

##### **Windows and Sliding Glass Doors**

PGT Aluminum Impact Windows and Sliders  
8' Tall PGT Sliders

##### **Exterior Doors**

Upgraded Custom Iron Entry Door  
PlastPro Fiberglass 1-Lite Impact French Doors on the Rear per Plan  
PlastPro Solid 2-Panel Service Doors in each Garage  
8' Tall Amarr Series 1000 Garage Door(s) in Choice of Style with Lift-Master 1/2hp Opener(s)

##### **Roofing**

Concrete Tile Roof

##### **Landscaping**

\$20,000 Landscape/Sod/Irrigation Package Allowance Included

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### **Driveway, Entry and Lanai**

Brick Pavers on the Covered Front Entry, Sidewalk and Lanai per Plan  
Asphalt Drive from the Garage Pad to the Street

### **Insulation**

R-30 Batt Ceiling Insulation over Air Conditioned Space  
R-11 or R-13 Batt Insulation on Garage/House Wall  
R4.1 Fi-Foil Exterior Block Wall Insulation

### **Septic System**

Lift Station Included with the Base Septic System

### **Pool**

Custom Pool Package with Pool, Spa, Heater and Perimeter Railing

## **Interior Features**

### **General Interior Features**

Siltech Solid Surface Window Sills in Profile A with White Finish  
Cope Wood Shelving Throughout the Home  
Interior Non-Bearing Walls Framed with Metal Studs  
Interior Pest Defense System "Tubes in the Wall"

### **Floor Coverings & Tile**

\$50k Allowance for Flooring and Bath Wall Tile  
Porcelain Floor Tile in the Baths  
Shower Wall Tile Installed to Ceiling with \$3/sf Material Allowance  
Shower Seat in the Master Shower  
Recess Shampoo Niches in Showers where Possible

### **Cabinetry**

\$50,000 Allowance for All Cabinetry

### **Countertops**

\$30k Allowance for Countertops Included

### **Appliances**

\$20,000 Appliance Allowance Included

### **Mirrors and Shower Enclosures**

3/8" Frameless Glass Enclosures for the Showers as noted, 84" Tall  
Painted Casing Framed Mirrors in all Baths

### **Interior Doors, Moldings and Hardware**

8' Tall Solid Core Interior Doors Throughout Home  
3 1/2" Door Casing and 7 1/4" Baseboards, Choice of Style

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All Windows (Other than wet areas) Cased on 4 Sides  
Pull-down Stairs in the Garage for Attic Storage  
Schlage Residential Interior Door Hardware in Choice of Color and Style

### **Drywall**

Skip Trowel Drywall Texture and Square Corner Bead  
Smooth Finish in all Bathrooms  
Denshield(or equal) Backer Board Installed Behind All Bathroom Wall Tile

### **Paint**

Sherwin Williams Flat Interior Latex Paint for Interior Walls  
Two-Tone Interior Painting, All walls a Second Color Throughout (Light color selection)  
Sherwin Williams Interior Latex Semi-Gloss Paint for Interior Woodwork  
Two Color Exterior Paint Scheme

### **Garage Finish**

Standard Fleck Epoxy Finish on the Garage Floor

### **Cooling and Heating**

16-SEER Energy Efficient A/C system with Variable Speed Air Handler(s)  
WiFi Enabled Digital Programmable Thermostat(s)  
Linear Vents in Common Areas

### **Electrical & Low Voltage**

All Copper Wiring from the Panel Box to Circuits  
300 Amp Minimum Back to Back Service  
Pre-wired Ceiling Fan Outlets per plan  
CAT5 and RG-6 Phone and Cable Wiring  
Pre-Wires for 6 Phone and 6 TV Locations  
6" LED Ceiling Can Lighting in the Great Room, Kitchen, Lanai, Entry, Halls, Master Bed,  
Bed 4/Bonus, Study  
10 4" LED Cans for Soffit Lighting on the Front of the Home  
Floor Outlet in the Great Room  
LED Under-Cabinet Lighting in the Kitchen  
4 Exterior Weatherproof Outlets  
Complete Security System w/ 2 Keypads  
2,500 Electrical Fixture Allowance

### **Plumbing**

\$25,000 Plumbing Fixtures Allowance Included  
Rectangle Undermount White Lavatory Sinks in the Bathrooms  
Labor for all Plumbing Locations as noted on the Plans  
Plumbing Labor for the Freestanding Tub in the Master Bath  
Fixture included in the Fixture allowance  
4 Hose Bibs  
Two 55 Gallon Electric Water Heaters

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**74 25th St SW**

## **Water System**

Whole House Reverse Osmosis System with 500gl Storage Tank

## **EXISTING GUEST HOUSE/GARAGE**

A/C SF	1,425
Total SF	3,742

## **Exterior Features**

### **Construction**

Monolithic Slab Construction  
Termite Baiting System with "Tubes Under the Slab" for Addtl Termite Protection  
Engineered 46'x80' Metal Building by *Eversafe Buildings*  
Gutters Included on both sides

### **Windows and Doors**

Lawson Aluminum Impact Windows  
PlastPro Fiberglass 1-Lite Impact French Doors on the Rear per Plan  
PlastPro Solid 2-Panel Service Entry Door  
2 16'x14' CHI Insulated Garage Doors with LiftMaster 8500W Openers

### **Landscaping**

10,000 Sq Ft Zoysia Backyard fenced with 5' black chain link  
Full Clusia hedge on entire ROW

### **Driveway, Entry and Lanai**

Covered Front Entry and Rear Lanai  
Brick Pavers on the Covered Front Entry and Rear Lanai  
Asphalt Drive from the Garage Pad to the Street

### **Insulation**

Spray Foam Insulation on all walls and ceiling

### **Septic System**

Lift Station Included with the Base Septic System

## **Interior Features**

### **General Interior Features**

Painted Wood Window Sills  
Interior Non-Bearing Walls Framed with Metal Studs  
Interior Pest Defense System "Tubes in the Wall"

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### Floor Coverings & Tile

Premium Vinyl Flooring throughout  
Porcelain Floor & Wall Tile in the Bath  
Recess Shampoo Niche

### Kitchen & Bath

Upgraded White Wood Shaker Cabinets in Kitchen & Bath  
Natural Birch Melamine Interior Cabinet Finish in the Kitchen ILO White  
Plywood Box Construction in the Kitchen  
Soft Close Feature on Doors & Drawers in the Kitchen & Bath  
Pompeii Quartz Tops in Kitchen & Bath  
Stainless Steel GE & Bosch Appliances  
3/8" Frameless Glass Enclosures for the Shower, 84" Tall  
Painted Casing Framed Mirrors in Bath

### Interior Details

8' Tall Interior Doors Throughout Home  
Flat Stock Base & Casing  
Schlage Residential Interior Door Hardware in Satin Finish  
Skip Trowel Drywall Texture and Square Corner Bead  
Smooth Finish in all Bathrooms  
Denshield Backer Board Installed Behind Bathroom Wall Tile  
Sherwin Williams Flat Interior Latex Paint for Interior Walls  
Two-Tone Interior Painting  
Sherwin Williams Interior Latex Semi-Gloss Paint for Interior Woodwork

### Garage

Custom Fleck Polyurethane Garage Floor Finish  
600 Sq Ft Loft Storage with Permanent Ladder for Access  
3-Ton 16-SEER A/C system in Garage Post Certificate of Occupancy  
10,000 lb 2-Post Rotary Auto Lift  
8 110v Outlets and 5 220v Outlets and 1 50Amp for RV

### Cooling and Heating

16-SEER Energy Efficient A/C system with Variable Speed Air Handler & Dehumidifier  
WiFi Enabled Digital Programmable Thermostat(s)

### Electrical & Low Voltage

All Copper Wiring from the Panel Box to Circuits  
200 Amp Service for Living Area  
200 Amp Service for Garage  
CAT5 and RG-6 Phone and Cable Wiring  
6" Recessed Can Lighting in the Great Room, Kitchen, Master Bed, Guest Bed & Laundry Room  
Floor Outlet in the Great Room  
4 Exterior Weatherproof Outlets  
Complete Security System w/ 2 Keypads

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5 Cameras with IC View System

**Plumbing**

Moen Bath Fixtures throughout

Porcelain Farm Sink in Kitchen

Outdoor Handheld Shower on Lanai

4 Hose Bibs

55 Gallon Electric Water Heater

Whole House Reverse Osmosis System with 500gl Storage Tank

<b>2.25 Acre Lot</b>	<b>\$449,900</b>
<b>Guest House/Garage</b>	<b>\$799,900</b>
<b>Custom Estate Home</b>	<b>TBD</b>
<b><i>List Price</i></b>	<b>TBD</b>