

Gulfstream Homes

Pre-Construction Pricing The 7th Avenue Custom Estate Home

Original Proposal Date: 7/14/2022

Date of This Modification:

Proposal Based On: **Custom Plan Developed for this Lot**
A/C SF 3974
Total SF 6319

Proposal Includes the Custom Features Listed Below:

General Conditions

Boundary Survey & All Construction Surveying
FPL Underground Power Fee
Signed and Sealed Plans for Permit Included
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 4341 7th Ave NW

Site Preparation (Allowances to be Reconciled After Installation)

All Allowances to be Reconciled after Lot Prep Completion
Site Prep Items are complete at Cost-Only
130 Loads of Imported Fill Allowance at \$435 per Load Placed and Compacted
Please Note: The Imported Fill Cost are estimated at Current Fill Cost and are Subject to
Change to Reflect the Cost at time of Actual Imported Fill Delivery Date
Vegetation Removal – 18 Dumpster Allowance at \$575ea.
Septic Sand Allowance of 7 loads at \$450/ea
Exotic Vegetation Removal Allowance of 12k
Additional Bahia Sod for Entire Right of Way
Due to elevation of existing ROW, we will have to cut out the swale for drainage and once
the ROW is disturbed we will have to sod all disturbed areas
Cost Only for 5,000sf of Bahia
\$2,500 Budget included for this Line Item

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

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Muntin's on Windows per plans with Screens on All Operable Windows
9'8" Tall PGT Sliders

Exterior Doors

Custom Iron 10' Tall Entry Door System

Note Entry Doors to be 6' Wide

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

\$30,000 Landscape/Sod/Irrigation Package Allowance Included

Driveway, Entry and Lanai

Brick Pavers on the Covered Front Entry and Lanai per Plan

Brick Paver Pad Between the Garages and Sidewalk to the Front Entry

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

Outdoor Kitchen

Pre-Plumb for Future ODK

Power for UC Fridge and Service Outlet

Hood Vent Pipe

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

\$60k Allowance for Flooring and Bath Wall Tile

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Porcelain Floor Tile in the Baths
Shower Wall Tile Installed to 8' height with \$3/sf Material Allowance
Shower Seat in the Master Shower
Recess Shampoo Niches in Showers where Possible

Cabinetry

\$75,000 Allowance for All Cabinetry

Countertops

\$30k Allowance for Countertops Included

Appliances

\$35,000 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
All Windows (Other than wet areas) Cased on 4 Sides
Pull-down Stairs in the Garage on Homes with Monolithic Slabs
Schlage Residential Interior Door Hardware in Choice of Color and Style
\$10,000 Allowance Includes for Additional Trim Details

Ceiling Details

Master Suite, Exercise & Study
Metal Framed and Drywall Beams per Plan finished Smooth
Great Room
Poplar Wood Box Beams in paint Finish
Dining & Back Bed/Bonus
Recessed Drywall Cove around the Tray Ceiling

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

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Cooling and Heating

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

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" Recessed 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

Water System

Whole House Reverse Osmosis System with 500gl Storage Tank

Additional Options Allowance

\$50k included for Additional Options

The garage orientation will be based on the FPL service location. Reversing the plan from this side will cost \$1100 for an Electrical cross-over service.

Custom Home Package with Lot:

\$2,855,000

We appreciate the opportunity to earn your business!