

# ~ ESTATES INCLUDED FEATURES ~

## ACREAGE HOMESITES

### SITE PREPARATION & FEES

All Current Permit & Impact Fees  
Boundary Survey  
Elevation Certificate (As Required)  
FPL Underground Power Fee\*\*\*  
Clearing for House, Drive and FPL Path as Required  
on Approved Lot  
All Construction Related Grading Included

### **City Water & Septic System with Lift Station**

### EXTERIOR FEATURES

Culvert & Concrete Apron as Required  
**175' Setback with Asphalt Drive**  
Concrete Garage Pad & Sidewalk to Front Entry  
White Base Pavers in the Front Entry and Covered Lanai  
**\$17,500 Irrigation, Sod and Landscape Allowance**  
Concrete Tile Roof  
Covered Lanai with Screen Enclosure & Screen Door

### CONSTRUCTION FEATURES

Concrete Block Construction on ALL  
1st Floor Exterior Walls  
High Flat Ceilings in Common Areas per Plan  
Monolithic Slab Construction w/ Termite Baiting System  
Attic Access Stairs in Garage (Mono Slab Only)  
19/32" (5/8") Plywood Roof Sheathing and 6/12 Pitch  
R-30 Batt Ceiling Insulation in Living Areas  
R-4.1 Exterior Wall Block Insulation  
16 SEER Trane High Efficiency HVAC System with  
Variable Speed Air Handler(s)  
Sealed AC Ductwork  
Programmable Thermostat  
8' Tall Overhead Garage Door with 2 Openers  
"Tubes in the Wall" Pest Control  
"Tubes in the Slab" Pest Control  
Decorative Cementitious Exterior Finish  
Epoxy One Color Finish on the Garage Floor  
Low Maintenance Aluminum Soffit & Fascia  
Interior Walls Framed with Metal Studs 16" O.C.  
50gl Energy Efficient Water Heater(s)  
3 Hose Bibs  
**Irrigation Well**  
Gutters as Required for Septic System  
**PGT IMPACT Aluminum Windows & Sliders with Clear  
Insulated Low-E Glass**

### INTERIOR FEATURES

**\$70,000 Allowance for all Flooring and  
Bathroom Wall Tile**  
8' Tall Masonite Interior Doors  
**8' Tall French Glass UPGRADED Entry Door**  
Selection of 5 1/4" Baseboards & 3 1/2" Door Casing  
Acrylic Window Sills in Standard Color  
Schlage Door Hardware  
Security System w/ 2 Keypads  
Square Drywall Corner Bead  
Skip Trowel Drywall Finish Throughout  
Two Tone Interior Sherwin Williams Flat Paint  
Painted Decorative Stair Trim per Plan  
Wood Shelving in the Kitchen Pantry  
Vinyl Ventilated Shelving Throughout  
**\$7,500 Trim Upgrade Allowance**  
KITCHEN/BATH/LAUNDRY FEATURES  
**\$50,000 Cabinetry Allowance**  
**\$20,000 Countertop Allowance**  
**\$15,000 Plumbing Fixtures Allowance**  
\$2,000 Master Tub Allowance per Plan  
**\$15,000 Appliance Allowance**  
RO for Kitchen Faucet & Refrigerator  
3/8" Heavy Glass Enclosure in the Master Bath  
3/16" Shower Enclosure in Guest Baths with Showers  
Tiled Shower Seat in the Master Shower per Plan  
42" Mirrors Included in all Baths with Vanities  
**\$80,000 Pool Package Allowance**  
ELECTRICAL FEATURES  
Minimum 200-Amp Electrical Service  
All Copper Circuit Wiring  
Decora Electrical Switches  
Recessed Lighting per Plan  
Pre-Wired for 1 Phone, 6 TV and 5 Data Outlets  
CAT-6 Phone/Data Wiring & RG-6 Cable Wiring  
14" Square Structured Wiring Box for LV Cables  
3 Exterior Weatherproof Outlets  
**\$2,000 Light Fixture Installation Allowance**  
Warranty  
1 Year Builder Warranty  
2-Year Roof Warranty

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Owner \_\_\_\_\_ Date \_\_\_\_\_

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Owner \_\_\_\_\_ Date \_\_\_\_\_

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Builder \_\_\_\_\_ Date \_\_\_\_\_