

Gulfstream Homes

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

List Price: \$3,269,000

MAIN HOUSE

Proposal Based On: **Custom Plan Developed for this Lot**

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

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
Whole House Gutters with Underground Drainage

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
PlastPro Solid 2-Panel Service Door in Garage
8' Tall Amarr Series 1000 Garage Doors with Lift-Master 1/2hp Openers

Roofing

Concrete Tile Roof

Landscaping

Upgraded Landscape/Sod/Irrigation Package

Driveway, Entry and Lanai

Brick Pavers on the Covered Front Entry, Sidewalk, Lanai and Pool Deck
Asphalt Drive from the Garage Pad to the Street
Brick Paver Garage Pad

Insulation

Icynene Spray Foam Roof Insulation
R-13 Batt Insulation on Garage/House Wall
R4.1 Fi-Foil Exterior Block Wall Insulation

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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

Upgraded Wood Flooring in all Living Areas

Porcelain Floor Tile in the Baths

Shower Wall Tile Installed to Ceiling

Shower Seat in the Master Shower

Mirrors and Shower Enclosures

3/8" Frameless Glass Enclosures for the Showers 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

All Windows (Other than wet areas) Cased on 4 Sides

Pull-down Stairs in the Garage for Attic Storage

Schlage Residential Interior Door Hardware

Synergy T&G on Front Entry and Lanai Ceilings

Upgraded Trim Ceilings in Living Areas

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

Sherwin Williams Interior Latex Semi-Gloss Paint for Interior Woodwork

Two Color Exterior Paint Scheme

Garage Finish

Upgraded 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)
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
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

Plumbing

Upgraded Plumbing Fixtures Throughout Home
Rectangle Undermount White Lavatory Sinks in the Bathrooms
Freestanding Tub in the Master Bath
4 Hose Bibs

Gas Package

1,000 Gallon Buried Propane Tank
Gas Piping for Cooktop, 2 Water Heaters, Future Summer Kitchen and Dryer

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

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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"

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

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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
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