

# Gulfstream Homes

## Custom Proposal Prepared Especially For: **The 620 94th Ave N. Spec**

Original Proposal Date: **8/15/2025**

Date of This Modification:

Proposal Based On: ***Custom Plan***

A/C SF	<b>3726</b>
Total SF	<b>5495</b>

### **Proposal Includes Features Listed Below:**

Property is Located at 620 94th Ave; Naples Park 34108  
Proposal is based on Architectural Plans by SFA dated 10/31/24  
Proposal is based on Structural Plans by SFA dated 10/31/24  
Drainage Plan from SLB Consulting dated 9/26/24

### **Site Preparation (Allowances to be Reconciled After Installation)**

All Allowances to be Reconciled after Lot Prep Completion

Imported Fill Allowance

Included

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 - Allowance for Veg Dumpster for lot scrapings

Included

Assumes all Veg is removed at Demo Time

Demolition on Existing Home and Pool

Included

Required Temporary Silt Fence

Included

Surface Retention Site Drainage Included

Included

### **Exterior Features**

#### **Construction**

Labor and Material for Monolithic Foundation with Deep Footer, Concrete Block Walls, Poured  
Concrete Tie Beams or Precast Lintels  
Labor and Material for Concrete Sub-Deck for Front Entry  
Labor for Rough Framing includes Roof Truss Installation with Plywood Sheathing and  
Interior Wood Bearing Walls  
Engineered Roof Trusses with Bracing and Hardware per code  
19/32" Roof Plywood Sheathing  
Termite Baiting System with "Tubes Under the Slab" for Addtl Termite Protection  
Interior Non-Bearing Walls Framed with Metal Studs  
Whole House 6" K Style Standard Aluminum Gutters  
Mailbox Allowance

#### **Exterior Finish Features**

Float Stucco Finish on All Sides of the Home  
Composite Brackets per Plan  
Composite Front Entry Detail per Plan  
Vented Stucco Soffit and Painted Miratec Fascia (2x6 sub, 1x4 over 5/4" x 8)  
Exterior Décor Aluminum Sun Shades on Front Elevation  
Exterior Drywall Ceilings  
4'x8' Concrete Privacy Wall on Lanai Adjacent to Master Bedroom with Painted Stucco Finish

#### **Windows, Sliding Glass Doors and Exterior Doors**

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PGT Aluminum 7700 Series Impact Single Hung Windows, PGT PW7720 Series  
Impact Fixed Windows and 770 Series Impact Sliders, 780 Series for the 20' Wide  
Slider Labeled D#105, Low-E Insulated  
Screens on All Operable Windows  
12' Tall Impact Iron Front Entry Door System with 10' Tall Double Doors  
8' Tall Thermatru Impact Smooth Fiberglass Single Light French Doors in Bedroom #4 and  
Pool Bath Hall

### **Garage Doors**

16' Wide x 8' Tall and 7' Wide x 8' Tall HAAS 612 V-Groove Panel with 19x6 Lite Black Frame Side  
Impact Windows, American Walnut Finish  
Lift-Master 81550 1/2 HP Belt Drive Garage Door Openers

### **Roofing**

Eagle Bel-Air Flat Concrete System II Direct Deck Cement Tile Roof  
Self-adhering Underlayment  
Matching Drip Edge, Wall and Valley Flashing

### **Landscaping**

Allowance for Landscape, Sod and Irrigation  
Landscape Lighting Allowance

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

White Based Brick Pavers on Driveway and Walkway to Front Entry  
Sand Set Natural Stone on Covered Lanai by Pool Contractor  
Mud Set Natural Stone on Front Entry by Pool Contractor

### **Insulation**

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

### **Outdoor Kitchen**

Cabinetry and Granite Top Included in the Cabinetry and Countertop Sections Below

### **Lanai Fireplace**

Superior ODLVF 48ZEP Linear Gas Fireplace  
Tile Fireplace Surround  
Fireplace Built-In with Stucco Finish

### **Future Motorized Bug Screens**

Soffit Framing with Stucco Finish and Custom Fiberglass Access Panel Covers for Built-In Finish on  
Lanai (5) openings for Future Electric Roll Down Bug Screens

### **Perimeter Fence**

4' Tall Alamo 400 Aluminum Backyard Fence for Pool Safety with 4" o.c. Pickets and Two Gates

### **Interior Features**

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### **General Interior Features**

Siltech Solid Surface Window Sills in Profile A with White Finish  
Interior Pest Defense System "Tubes in the Wall"  
Custom Closets Throughout by Inspired Custom Closets

### **Great Room Fireplace**

Modern Flames 56" Landscape Pro Slim Linear Electric Fireplace  
Tile Fireplace Surround  
Fireplace Built-In with Drywall Finish

### **Flooring, Shower Wall Tile & Shower Floor Tile**

All rooms 10 3/4" Wide Brittany Collection Sand Castle Wood Floors in All Areas except Bathrooms and Laundry.  
Master bathroom floor and shower walls tiles per Lookbook on File.  
Guest rooms & powder room bathrooms floor and shower walls tiles per Lookbook on File.  
All bathrooms shower floors 4"x4" tiles Lookbook on File.  
Scribe Baseboards to Wood Flooring

### **Cabinetry**

General Cabinetry Specifications

#### **Kitchen**

CRP-10 Door Style (3 1/2"W Frame, L-149 Outside Edge, Square Inside Bead, Flat Center Panel)  
Profile Drawer Fronts (Short Drawers Have 2 1/4"W Rails and 3 1/2"W Stiles)  
Perimeter - Frosty White Colourtone Paint with No Glaze on Hard Maple  
Island - Nitefall Stain with No Glaze on Alder  
Matching Veneer Ends  
Euro Frame Birch Plywood Wood Cabinet Construction with Natural Birch Veneer Interior  
Birch Dovetail Drawers with Full Extension and Soft Close  
Soft Close Doors  
Micro/Oven Tower Cabinet with 2 1/2"W Columns  
Box-In Fridge with 2 1/2"W Columns and Deep Upper  
Two Drawer Banks (Three Drawers Each)  
Sink Base with Rollout Under Rangetop  
42" Upper Cabinets  
Flat Crown Moulding  
1 1/2"H Light Valance Box Flush  
Second Row of Cabinets in Island with Push-to-Close Function (Two Shelves Each)  
Pullout Double Trash Unit - Soft Close  
Deco Panels on Island Sides (Six Total Panels)  
Furniture Base on Island  
No Hood Included (See Below)  
Hardware:  
Doors - TBD  
Drawers - TBD  
Add Cube Option with 18"H Solid Cubes  
Stanisci 48"W x 42"H BX-Series Hood in Alder  
Stanisci 48"W x 42"H BX-Series Hood in Alder with Hardwood Base

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Stanisci 48"W x 42"H Custom BX-Series Hood in Alder with Brushed Brass Base Mantel  
Flush Inset Install of Oven  
Flush Inset Install of Fridge  
Fridge Deco Panels (Appliance Handles by Others - Estimate TBD)  
Dishwasher Deco Panel (Appliance Handles by Others - Sub-Zero)  
Add Pantry Entrance (Includes - Deep Upper, Column, Pantry Doors, Hardware, Installation)  
Finish Fridge Wall with Deco Panels from Pantry Entrance to Corner of Oven Cabinet

### **Master Bathroom**

CRP-10 Door Style (3 1/2"W Frame, L-149 Outside Edge, Square Inside Bead, Flat Center Panel)  
Profile Drawer Fronts (Short Drawers Have 2 1/4"W Rails and 3 1/2"W Stiles)  
Middle Sections - Sherwin Williams Paint with No Glaze on Hard Maple  
Outer Sections - Hearthstone Grey Colourtone Paint with No Glaze on Hard Maple  
Matching Veneer Ends  
Euro Frame Birch Plywood Wood Cabinet Construction with Natural Birch Veneer Interior  
Birch Dovetail Drawers with Full Extension and Soft Close  
Soft Close Doors  
Middle Section is Three Floating Cabinets - The Two Outer Cabinets Have Two Rollouts Behind Door  
One Knee Drawer at Vanity Sit-Down Area  
One Lower Drawer Bank (Three Drawers Each)  
Two Linen Towers with Flat Crown  
Hardware:  
Middle Section Doors - TBD  
Pantry Doors - Top Knobs Kinney Pull TK943HB (6 5/16")  
Drawers - Top Knobs Kinney Pull TK946HB (12")

### **Powder Bathroom**

CRP-10 Door Style (3 1/2"W Frame, L-149 Outside Edge, Square Inside Bead, Flat Center Panel)  
Hearthstone Grey Colourtone Paint with No Glaze on Hard Maple  
Matching Veneer Ends  
Euro Frame Birch Plywood Wood Cabinet Construction with Natural Birch Veneer Interior  
Birch Dovetail Drawers with Full Extension and Soft Close (Where Applicable)  
Soft Close Doors  
Hardware:  
Doors - TBD

### **Guest Bathroom #2**

Venus Door Style  
Cadet Grey Colourtone Paint with No Glaze on Hard Maple  
Matching Veneer Ends  
Doors - Hardware Resources Walker 2 727-128BG  
Drawers - Hardware Resources Walker 2 727-96BG

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## **Guest Bathroom #3**

Venus Door Style  
Profile Drawer Fronts  
Euro Frame Birch Plywood Wood Cabinet Construction with Natural Birch Veneer Interior  
Hardware:  
Doors - Hardware Resources Walker 2 727-128BG  
Drawers - Hardware Resources Walker 2 727-96BG  
Console Vanity with Two Small Drawers on Either Side of Sink (FD Shelf)

## **Guest Bathroom #4**

Venus Door Style  
Profile Drawer Fronts  
Cadet Grey Colourtone Paint with No Glaze on Hard Maple  
Matching Veneer Ends  
Euro Frame Birch Plywood Wood Cabinet Construction with Natural Birch Veneer Interior  
Soft Close Doors  
Hardware:  
Doors - Hardware Resources Walker 2 727-128BG  
Drawers - Hardware Resources Walker 2 727-96BG  
Upgrade to Two Drawer Banks (12"W) and Full-Height Sink Vanity (24"W, w/ FD Shelf)

## **Laundry**

CRP-10 Door Style (2 1/4"W Frame, L-149 Outside Edge, Square Inside Bead, Flat Center Panel)  
Profile Drawer Fronts  
Cadet Grey Colourtone Paint with No Glaze on Hard Maple  
Matching Veneer Ends  
Birch Dovetail Drawers with Full Extension and Soft Close  
Soft Close Doors  
40"H x 30"D Columns to Support Countertop Over W/D (Top by Others)  
12"W x 96"H x 24"D Utility Tower  
42" Upper Cabinets  
Shaker Crown Moulding  
Hardware:  
Doors - Hardware Resources Larkin 478-128MBBG  
Drawers - Hardware Resources Larkin 478-128MBBG  
Add Shelf Over W/D Area (Includes - Solid Shelf w/ 4"H Valance, Hanging Rod Underneath)

## **Mud Bench**

CRP-10 Door Style (3 1/2"W Frame, L-149 Outside Edge, Square Inside Bead, Flat Center Panel)  
Frosty White Colourtone Paint with No Glaze on Hard Maple  
Matching Veneer Ends  
Euro Frame Birch Plywood Wood Cabinet Construction with Natural Birch Veneer Interior  
Soft Close Doors  
18"H x 24"W x 24"D Open Cubbie Base Cabinets (White Melamine)

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1" Thick Solid Wood Bench Seat in Nitefall Stain on Alder  
Custom Deco Panel Backboard in Nitefall Stain on Alder  
28 1/2"H Upper Cabinets  
Shaker Crown Moulding  
Hardware:  
Doors - TBD (Same Style as Kitchen)

### **Drop Area**

CRP-10 Door Style (3 1/2"W Frame, L-149 Outside Edge, Square Inside Bead, Flat Center Panel)  
Profile Drawer Fronts (Short Drawers Have 2 1/4"W Rails and 3 1/2"W Stiles)  
Nitefall Stain with No Glaze on Alder  
Matching Veneer Ends  
Euro Frame Birch Plywood Wood Cabinet Construction with Natural Birch Veneer Interior  
Birch Dovetail Drawers with Full Extension and Soft Close  
Soft Close Doors  
One 42"W x 16"D Base Cabinet  
Standard Toekick  
Waterfall Countertop Down Each Side  
Hardware:  
Doors - TBD (Same Style as Kitchen)  
Drawers - TBD (Same Style as Kitchen)

### **Outdoor Kitchen**

Naturekast Slab Door Style  
Gas Stubs for Outdoor Kitchen, Kitchen Cooking, Generator, (2) Water Heaters,  
Lanai Fireplace  
1000gl Buried Propane Tank  
Two Navien On Demand Water Heaters

### **Custom Closets**

All custom closets Allowance

### **Generator**

Labor to Connect to Owner's 24kw Generac Air Cooled Generator

### **Pool/Spa Package**

Pool/Spa Package with Sunshelf per Skipper Pools #3811 Quote Dated 10/24/24 Includes:  
Natural Stone Paver Deck (or similar) on Pool Deck and Covered Lanai  
with Polymeric Sandset Application, includes sf Material Allowance  
Natural Stone Pool Coping with Square Edge to Match Pool Deck  
Natural Stone Paver Deck (or similar) on Front Entry with Mud Set Application,  
includes sf Material Allowance  
140k BTU Heat Pump  
Electronic Automatic Water Fill  
Color Changing LED Lights  
I-Chlor Salt Chlorine Generator

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\*No Screen Enclosure or Railing for Safety Protection, See Fence Section for Pool Safety Barrier

This proposal is intended to be a complete listing of changes and alterations per your discussions with us. If you find anything in error or would like anything added or changed, please let us know.

<b><i>Custom Home Price:</i></b>	<b>TBD</b>
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*We appreciate the opportunity to earn your business!*