

STANDARD FEATURES OF OUR CAYMAN & TORTUGA MODELS

DESIGN

PERMITTING

PROPERTY IMPROVEMENT

- On one of our Premium Properties Or on your lot (per Builder approval)
- All Drafting, Engineering & Surveys
- All County Permitting Fees
- Site Development estimates for any Property on Allowance
- Builders Risk & Liability Insurance Coverage during construction
- *A Property requiring a Stem Wall Construction- If it is necessary to use a Footer and Stem Wall Construction, this would increase Construction Cost. We would be glad to do an inspection to Estimate the cost with NO obligation.*

STRUCTURAL FEATURES

- Monolithic Concrete Floor with 12"x16" Reinforced Footings & Vapor Barrier
- 8" Concrete block wall Construction
- Steel Reinforced solid poured cells at all Corners, openings & sheer walls
- Continuous 8"x16" formed & poured Tie Beam, with minimum of 4 Steel Bars

EXTERIOR

- Engineering Roof Trusses designed for 160MPH
- 30 Year Architectural (Dimensional) Shingles
- Aluminum Fascia/Soffit in Several Colors
- 6" Rain Gutters
- Premium Stucco Exterior Wall Finish w/Raised Banding & detailed moldings
- Therma-Tru (or PlastPro) Doors w/ full composite Jamb & Trim-Lifetime Warranty
- Stainless Steel Exterior Hinges
- PGT Insulated Windows (Built/Service Locally)
- Upgraded Sherwin Williams Satin Finish Paint
- 8' Insulated Steel Garage Doors w/ Openers Including Belt Drive w/ WiFi
- 3 Hose Bibbs conveniently located
- Full Sod on Standard sized lots
- Landscaping & Trees (\$2,000 Allowance)
- Full Storm Panel System for all openings
- PGT Zero Corner 8' Sliding Glass Door
- Outdoor Kitchen Rough-In
- Available Option- Custom Pool Package

INTERIOR

- All Recessed LED Lighting Included
- Deluxe Coffered Ceilings w/ Crown Molding
- R-30 Ceiling Insulation
- Designer Tile Floors Throughout the House
- Pre-Wired Phone, TV, and Fan Outlets
- 5 1/4" Baseboards and Wide Casings
- Choice of Interior Door Style
- Walk-Through Master Shower w/ Full tile and separate Rain Shower head
- Hand-troweled Drywall w/ Knockdown Finish
- Finished Garage Interior w/ Knockdown Finish
- Attic Access w/ Pull-down Ladder
- Fully tiled (to the ceiling) Baths and Showers
- Upgraded Moen or Delta Fixtures throughout
- Wall Oven and Microwave Combo
- High Efficiency HVAC (16 Seer)
- Appliance Allowance of \$5,000.00
- Lighting/Fan Allowance of \$2,250.00

CABINETS AND TOPS

KITCHEN

- Wood Cabinets w/ Recessed Panel Doors
- Dovetail Soft-Close Wood Drawers
- 42" Uppers w/ Crown Molding
- Upgraded Decorative Hardware
- Under Cabinet LED Lighting
- Full Cabinet Pantries
- Granite Tops (up to a dozen choices)
- Undermount Stainless Sink (18gage)

BATHROOM

- Wood Cabinets w/ Recessed Panel Doors
- Dovetail Soft-Close Wood Drawers
- Granite Tops (up to a dozen choices)
- Undermount Porcelain Sinks
- Rain Shower Head

LAUNDRY

- Full Matching Cabinets & Tops

