

INCLUDED FEATURES

EXTERIOR

- 2 Course stem wall and fill
- Concrete block construction with textured stucco exterior
- Low E hurricane impact windows and sliding glass doors
- Solid 8' tall double door entry
- Paver drive, & walks 900sq ft 2 car garage - 1,500sq ft 3 car garage
- Concrete rear lanai with light broom finish
- Raised stucco bands per plan
- 7,000sq ft Floratam sod and zoned irrigation
- Cape Coral landscape package
- 8ft tall steel raised panel overhead garage doors
- Garage door openers
- Maintenance free aluminum soffit and fascia
- Deadbolt locks on all exterior swing doors
- 2 Hose bibs
- 2 Exterior GFI outlets
- 30-year dimensional shingle roof
- 2 Exterior satin paint colors

INTERIOR

- Level 1 floor tile with crack suppressant in all areas except bedrooms and Study
- Lighting and fan allowance \$1,250
- Square corners
- Corian window sills
- Decora switches and outlets
- Attic access with light
- 4 Cable connections
- Coffered ceilings
- 8' Caiman interior doors with 2 ¼" casing and 5 ¼" base
- Brushed nickel lever door hardware
- Knockdown textured walls and ceilings
- Ventilated shelving
- Stain-resistant carpeting in bedrooms and study
- 220 Volt dryer outlet and vent to outside
- 2 Interior paint colors or sheen
- 8 Interior Recessed Can Lights

KITCHEN

- Stainless steel Whirlpool kitchen appliance package
- Garbage disposal
- Ice maker hook up
- Double compartment stainless steel kitchen sink

- Moen single lever faucet with pull out sprayer
- Wood raised-panel door cabinets with 36" upper cabinets, crown molding and light valance
- Level 1 granite countertops and light valance
- Vent to exterior

BATHS

- Shower wall tile to ceiling in Master Bath
- Shower wall tile to 7' in guest baths
- Wood raised panel door cabinets 36" tall
- Dual sinks in master bath
- Elongated commodes and Moen faucets
- Granite countertops
- Undermount vanity sinks

ENERGY

- Energy efficiency air conditioner 16 SEER
- Digital thermostat
- 50-gallon electric water heater
- R-30 ceiling insulation
- R 4.1 exterior masonry wall insulation
- Continuous soffit and off-ridge vents for attic ventilation

CONSTRUCTION

- All plans engineered and built to meet or exceed hurricane/wind load resistance building codes
- Concrete block construction
- 3000psi fiber-reinforced concrete slab
- Termite treated soil
- Interior framing at 16" on center
- Concrete board in wet areas
- Water/sewer connection to 50ft
- Permit and impact fees allowance of \$16,000

NOT INCLUDED

- Betterment & assessment fees, well, septic, additional courses of stem wall if needed, extra fill and grading for additional courses. Permit fees over the allowance, exterior precast banding, corbels or decorative shutters

FEBRUARY 1, 2021

Continuing a policy for constant improvement, Arnold Roberts Signature Homes reserves the right of price, plan, or specification change without notification or prior obligation.