



INCLUDED FEATURES

EXTERIOR

- 16x16 Concrete columns, 16" tie beam at 11'4"
- 10 ft. tall opening at ground level for storage & poured concrete slab on grade
- Concrete block walls on second floor
- Main floor stucco clad board look exterior
- 5V Mill Finish Metal Roof
- Hurricane impact energy efficient windows and sliding glass doors
- 1,700 sq. ft. crushed stone drive, & walks allowance
- 4' x 8' Cantilever HVAC pad per plan
- Decorative aluminum railing per plan
- Composite decking for all stair treads and balcony flooring
- Double 8' front entry door with full lite clear impact glass
- Maintenance-free aluminum soffit and fascia
- Dead-bolt locks on all exterior swing doors
- 3 Hose bibs
- 3 Exterior satin paint colors
- 2 Exterior GFI outlets
- \$10,000.00 Fill dirt allowance
- \$1,000.00 Landscape allowance

INTERIOR

- Choice of standard 20x20 or 8x48 plank porcelain floor tile with crack suppressant throughout entire home
- Lighting and Fan allowance \$1,700
- Square corners and passage ways
- Corian window sills
- Decora switches and outlets
- Attic access with light
- 5 cable connections per plan
- 10' ceilings throughout
- 11' coffered ceilings with crown molding
- 8 foot tall sliding glass doors per plan
- 8 foot tall Carrera profile hollow core interior doors
- 5 ¼" flat stock base boards
- 3 ½" flat stock door casing
- Brushed nickel lever Kwikset door hardware
- Knockdown textured walls and ceilings
- Ventilated shelving in closets and pantry
- Wall mounted laundry tub
- 3 interior paint colors or sheen
- Recessed can lights per plan
- 220 volt dryer outlet and vent to outside

KITCHEN

- \$3,500.00 kitchen appliance allowance
- Garbage disposal
- Ice maker hook up
- Undermount stainless steel kitchen sink
- Moen single-lever faucet with pull out sprayer
- Wood raised panel cabinets with 42" upper cabinets, crown molding and light valance
- Level 1 granite countertops with standard edge profile
- Vent to outside

BATHS

- Free standing tub and separate shower in master bath per plan
- Master and guest baths shower tile to ceiling
- Wood raised panel door cabinets
- Dual sinks and vanities in master bath per plan Moen
- Genta faucets and elongated comfort height commodes
- Level 1 Granite countertops with porcelain rectangular undermount sinks
- Moen towel bar and paper holder per bath

ENERGY

- Energy efficient air conditioner
- Digital thermostat
- Instahot 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
- Metal stud interior framing at 16" on center
- Water/sewer connection to 60 feet
- Permit fees included

NOT INCLUDED

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

JANUARY 1, 2023

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