

COASTAL INCLUDED FEATURES

EXTERIOR

- **Up to 3 course stem wall poured solid and fill**
- **\$15,000.00 Fill dirt allowance**
- \$1,000.00 Landscape allowance
- Concrete block construction with textured stucco exterior
- Hurricane impact energy efficient windows and sliding glass doors
- 1,700 sq. ft. Paver drive, walks allowance
- Lanai pavers per plan
- Scored front stucco and raised stucco bands per plan
- **Decorative corbels and shutters per plan**
- **10 exterior soffit lights**
- Up to 7,000 sq. ft. Floratam sod and up to 4 zone irrigation
- **Double 8' Plast Pro front entry door with full lite clear impact glass**
- 8 ft. tall steel overhead garage doors with openers and keyless entry
- Maintenance-free aluminum soffit and fascia
- Dead-bolt locks on all exterior swing doors
- 3 Hose bibs
- **3 Exterior satin paint colors**
- Exterior GFI outlets per plan
- **Tile roof or 5V Metal mill finish roof on 5/8 inch plywood sheathing**
- Stainless steel exterior door hinges
- **Pre-plumb and 2 outlets for future outdoor kitchen**

INTERIOR

- **Choice of standard 20x20 or 8x48 plank porcelain floor tile with crack suppressant throughout entire home**
- **LED under cabinet kitchen lighting**
- Lighting and Fan allowance \$1,700
- Recessed can lights per plan
- Square corners and passage ways
- Corian window wills
- **Floor outlet with brass cover plate in great room**
- Decora switches and outlets
- Attic access with light
- 5 cable connections per plan
- **Detailed coffered ceilings with crown molding**
- 8 or 10 foot tall sliding glass doors per plan
- Choice of 8 foot tall standard profile hollow core interior doors
- **5 1/4" Crown molding in great room & coffers**
- 5 1/4" base boards
- 3 1/2" 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**
- 220 volt dryer outlet and vent to outside
- **Epoxy finish concrete garage floor**

KITCHEN

- \$5,000.00 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
- **\$2,000.00 kitchen backsplash allowance**
- **Level 1 granite plus \$1,000.00 for upgrade**
- Vent to outside

BATHS

- **Free standing acrylic soaking tub**
- Large master bath shower
- **14x14 tiled shower niche in master bath**
- Master and guest baths shower tile to 9'4" ceiling
- Wood raised panel door cabinets 36" tall
- Dual sinks and vanities in master bath per plan
- Moen Genta faucets
- **Elongated comfort height toilets with soft close seats**
- Level 1 Granite countertops with porcelain rectangular undermount sinks
- Matching Moen towel bar and paper holder per bath

ENERGY

- Energy efficient air conditioner
- Digital thermostat
- 50 gallon electric water heater
- R-30 ceiling insulation
- R-5 Rigid board 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 80 feet
- Permit fees with impact fees included
- 4'x8' Pool equipment pad
- 80 Amp pool sub panel

NOT INCLUDED

- Betterment & assessment fees, well, septic, additional courses of stem wall if needed, extra fill and grading for additional courses.

JUNE 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.