

OASIS INCLUDED FEATURES

EXTERIOR

- **Up to 2 course stem wall poured solid and fill**
- **\$10,000.00 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
- **Garage coach lights**
- Up to 7,000 sq. ft. Floratam sod and up to 4 zone irrigation
- **Double 8ft Plast-pro solid front entry doors**
- 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
- **2 Exterior satin paint colors**
- Exterior GFI outlets per plan
- **Shingle roof on 5/8 inch plywood sheeting**
- Stainless steel exterior door hinges

INTERIOR

- **Standard 20x20 porcelain floor tile with crack suppressant in common areas**
- **Stain resistant carpet in bedrooms and study**
- Lighting and Fan allowance \$1,700
- Recessed can lights per plan
- Square corners and passage ways
- Corian window sills
- Decora switches and outlets
- Attic access with light
- 5 cable connections per plan
- **Open coffered ceilings**
- 8 or 10 foot tall sliding glass doors per plan
- Choice of 8 foot tall standard profile hollow core interior doors
- 5 ¼" base boards
- 3 ½" door casing
- Brushed nickel lever Kwikset door hardware
- Knockdown textured walls and ceilings
- Ventilated shelving in closets and pantry
- Wall mounted laundry tub
- **2 interior paint colors or sheen**
- 220 volt dryer outlet and vent to outside

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
- **Level 1 granite**
- Vent to outside

BATHS

- **Tub deck with drop in tub**
- Large master bath shower
- 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 toilets**
- Level 1 Granite countertops with porcelain rectangular undermount sinks

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.