ISLAND Series

THE ISLANDER
INCLUDED FEATURES

EXTERIOR

- 16x16 Concrete columns, 16" tie beam at 9'4"
- 8 ft. tall opening at ground level for storage & poured concrete slab on grade
- Standing seam mill Finish Metal Roof
- Hurricane impact energy efficient windows and sliding glass doors
- 900sq. ft. paver driveway and walk allowance
- HVAC pad per plan
- Aluminum railing per plan
- Pressure treated decking for all stair treads and balcony flooring
- 8' front entry door
- Dead-bolt locks on all exterior swing doors
- 2 Hose bibs
- 2 Exterior satin paint colors
- 2 Exterior GFI outlets
- $5,000.00 Fill dirt allowance
- Allowance for Landscape, Floratam sod, and irrigation up to $7,000.00

INTERIOR

- Choice of standard LVT flooring throughout the home
- Lighting and Fan allowance $1,700
- Square corners and passage ways
- Corian window wills
- Decora switches and outlets
- Attic access with light
- 8 foot tall sliding glass doors per plan
- 8 foot tall 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
- 2 interior paint colors or sheen
- Recessed can lights per plan
- 220 volt dryer outlet and vent to outside

KITCHEN

- $5,00.00 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 standard HB quartz countertops with standard edge profile
- Vent to outside

BATHS

- Master and guest baths showers tile to ceiling
- Wood raised panel door cabinets 36" tall
- Dual sinks and vanities in master bath per plan
- Brushed Nickel Moen faucets
- Elongated comfort height toilets with soft close lids
- Level 1 standard HB quartz countertops with porcelain rectangular undermount sinks
- Brushed Nickel Moen towel bar and paper holder per bath

ENERGY

- Energy efficient air conditioner
- WIFI capable thermostat
- 50 Gal water heater
- R-30 Ceiling insulation
- R-19 Exterior walls and sub floor
- Continuous aluminum soffit and off ridge vents for attic ventilation

CONSTRUCTION

- All plans engineered and built to meet or exceed hurricane/wind load resistance building codes
- Fiber-reinforced concrete slab
- Termite-treated soil
- Metal stud interior framing at 16" on center
- Water/sewer connection to 60 feet
- Permit fees with impact fees, dumpster fees and builders risk insurance included

NOT INCLUDED

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

MARCH 26, 2026

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

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