THE HOBBY HOUSE®
by Arnold Roberts

THE HOBBY HOUSE™ INCLUDED FEATURES

EXTERIOR

- Up to 3 course stem wall poured solid and fill with 10' x 16" footer
- $15,000.00 Fill dirt allowance
- Scored front stucco and raised stucco bands per plan
- Allowance for landscape, Floratam sod, and 4 zone irrigation up to $10,000.00
- Hurricane impact energy efficient windows and sliding glass doors
- **2,200 sq. ft. Paver drive and walks allowance**
- Lanai pavers per plan
- 7 exterior soffit lights
- Double 8 ft. Therma Tru front entry door with full lite clear impact glass
- **14 ft. tall steel overhead garage doors with wifi openers, side mount motors and wireless keypad**
- **17'4" Garage ceiling heights**
- Front entry door with Kwikset electronic keyless deadbolt
- Dead-bolt locks on all exterior swing doors
- 3 Hose bibs
- 3 Exterior satin Sherwin Williams Super Paint colors
- Exterior GFI outlets per plan
- Tile roof or 5V 24 gauge Metal mill finish roof on 5/8 inch plywood sheathing
- Stainless steel exterior door hinges
- Pre-plumb and 2 outlets for future outdoor kitchen
- **Tiled lanai balcony on second floor**

INTERIOR

- **Choice of standard 12x24, 20x20 or 24x24 porcelain tile or 8x48 plank tile with crack suppressant and 3/16" grout line for whole home**
- LED under cabinet kitchen lighting
- Decorative lighting and fan allowance $1,700
- Recessed can lights per plan
- Square corners and passage ways
- Corian window sills
- 1 Floor outlet
- Decora switches and outlets
- 3 cat 6 connections per plan
- Choice of 8 ft. tall standard profile hollow core interior doors
- 5 ¼" Base boards
- 3 ½" Door casing
- Brushed nickel lever Kwikset door hardware
- Base security equipment package
- Knockdown textured walls and ceilings
- Wire ventilated shelving in closets and pantry
- **2 Sherwin Williams Painters Edge interior paint colors or sheen**
- 220 volt dryer outlet and vent to outside
- Epoxy concrete garage floor with flake finish

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 standard HB quartz or Level 3 granite in kitchen
- Kitchen hood vented to outside

BATHS

- **2 Tiled shower niches**
- Master and guest baths 12x24 shower tile to 9'4" ceiling
- Wood raised panel door cabinets 36" tall
- Moen Genta faucets in Brushed Nickel
- Elongated comfort height toilets with soft close seats
- Level 1 standard HB quartz or Level 3 granite countertops with porcelain rectangular undermount sinks
- Matching Moen towel bar and paper holder per bath in Brushed Nickel

ENERGY

- Energy efficient HVAC unit
- WIFI capable thermostat
- 50 gallon electric water heater
- R-30 ceiling insulation
- Rigid board exterior masonry wall insulation
- Continuous aluminum soffit and off ridge vents for attic ventilation
- Whole home surge protector

CONSTRUCTION

- All plans engineered and built to meet or exceed hurricane/ wind load resistance building codes
- Concrete block construction with horizontal wire ladder bracing
- **6" 3000psi fiber-reinforced concrete slab**
- Termite-treated soil
- Metal stud interior framing at 16" on center
- Water/sewer connection up to 60 ft.
- Permit fees with impact fees, dumpster fees and builders risk insurance included
- Smart water monitoring and shutoff

NOT INCLUDED

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

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

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