

- Calalagos -

\$154,900
*on your lot

Architectural and Exterior Features

- Bonded Builders 10 Year Structural Warranty
- One Year Full Builders Warranty
- Impact Fee And Building Permits
- Architectural Blue Print Engineered
- Survey for 10,000 SQ. FT.
- Lot Preparation For Standard Lot (80x125)
- Fill And Grading
- Protective Soil Treatment Under Slab
- Culvert Under Driveway-If Required
- City Water And Sewer Hook-Up on standard lot if applicable
- Builders Risk Insurance. Note - Owner responsible for flood insurance if required.
- Engineered Roof Trusses With 6/12 Pitch
- Engineered Heating And Cooling System
- CBS 3000 PSI Reinforced Concrete Slab
- 8" X 16" Concrete Tie Beam
- 8' High Tiebeam
- R-30 Bath Ceiling Insulation
- R-11 Exterior Frame Walls Insulation
- R-4.1 Insulation On Interior Walls
- 16" On Center Metal Wall Studs
- Aluminum Soffit And Fascia
- CPVC/PEX Overhead Plumbing System
- Three Dimensional Shingle Roof
- Aluminum Windows With Screens White Or Brown
- Energy Efficient Tinted Windows
- Hurricane Shutters By Building Code
- 7' Overhead Hurricane Proof Garage Door
- Attic Access In Garage
- Attic Access in Hallway
- Single Entry Door
- Gutter And Down spout As Per Code If Needed
- Smoke Detectors As Per Plan
- Stucco Texture Design
- Front Elevation Window And Garage Door Stucco Trim Framing
- Knock Down Finish In Garage
- 2 Color Exterior Paint
- Concrete Driveway And Walkway
- Front Bell Door Chime
- Lanai Slab As Per Plan

Interior Features

- 8' flat Ceiling in all Bedrooms
- Cathedral Ceiling in all Living Areas
- 12" X 12" Ceramic Tile In All Wet Areas
- Wall to Wall Carpet in all Living Areas
- 6'8" Colonial 6 Panel Interior Doors
- 6'8" Colonial 6 Panel By Fold Closet Doors
- Knock Down Texture On All Walls And Ceilings
- 1 Color Interior Paint
- 3 1/2" Baseboard Molding
- Interior Hard Wear And Locks
- A/C Vent In All Closets
- Ventilated Shelving In All Closets

Kitchen Design Features

- 30" Melamine Upper Cabinet
- Stainless Steel Double Sink with Formica Counter Top
- Faucet And Spray
- Pantry Closet In Kitchen
- White Electric Range
- White Microwave Oven
- White Refrigerator
- White Dishwasher
- 1/3 HP Garbage Disposal
- GFI Outlets As Per Plan

Master Bathroom Features

- 72" Double Sink Vanity
- Formica Counter Top
- Single Lever Faucets
- Mirror
- Standard Lighting As Per Plan
- Medicine Cabinet
- Walk In Shower
- Shower Head
- Ceramic Tile around Shower
- White Toilet
- Exhaust Fan

Bathroom #2 Features

- 36" Single Sink Vanity
- Formica Counter Top
- Single Lever Faucet
- Mirror
- Standard Lighting As Per Plan
- Medicine Cabinet
- Soaking Tub
- Tub Faucet
- Ceramic Tile Around Tub
- White Toilet
- Exhaust Fan

Laundry Room Features

- Laundry Room Sink And Faucet
- White Washer
- White Dryer

Electric Features

- 12 Series A/C System
- Digital Programmable Thermostat
- 200 Amp Electric Service
- 40 Gallon Water Heater
- Structured Wiring Solution to include:
 1. Includes 4 Telephone/Data Outlet Locations
 2. Includes 4 Cable Locations
 3. Pre-Wire For 4 Ceiling Fans

Landscaping Features

- 1 Outside Hose Bibs
- Bahia Sod For Standard Lot (80x125)
- 2 Shade Tree
- 10 Plants

Septic Tank and Water Well are **Included**
Pool Packages starting at \$18,000

