

SPECIAL BOCA GRANDE II FEATURES

Home Site Features

- ✓ Free lot evaluation
- ✓ Culvert at road, where required
- ✓ Broom finished concrete lanai
- ✓ Concrete driveway, entry and sidewalk
- ✓ Lot preparation (\$7,000 lot allowance)
- ✓ Well & septic system (\$11,000 allowance)
- ✓ Central water and sewer tap are extra cost
- ✓ Professional landscape package - per code
- ✓ Power company determines the garage location

Building Features

- ✓ **Concrete/steel exterior wall system**
- ✓ Steel reinforced poured concrete foundation
- ✓ Soil treatment under slab for termite protection
- ✓ Vapor barrier under concrete slab
- ✓ Engineered roof trusses with Tech Shield radiant barrier
- ✓ Architectural 30 yr. shingles
- ✓ Gutters around entire house
- ✓ One exterior hose bib
- ✓ **Impact glass** Low-E insulated windows
- ✓ White aluminum soffit and aluminum fascia
- ✓ 9 ft. ceilings with enhanced tray ceilings (per plan)
- ✓ Wire shelving in all closets

Bathrooms

- ✓ Mica countertops - choice of 7 colors
- ✓ Solid wood vanities – choice of 5 styles
- ✓ Single-level chrome or brushed nickel faucets
- ✓ Free-standing walk-in shower in master bath
- ✓ Ceramic tile in master bath shower
- ✓ Tub/shower combo in the secondary bathrooms
- ✓ Exhaust fans vented to exterior (per code)
- ✓ Schuler in lieu of bullnose countertop
- ✓ Dual vanity mirrors in master bath

Garage Features

- ✓ Double-layer: Steel + insulated door
- ✓ Garage door opener with transmitter
- ✓ Single light fixture
- ✓ Decorative coach lights

Electrical

- ✓ Lighting in the kitchen and laundry room
- ✓ Light fixtures in the bathrooms
- ✓ Decorative light fixtures throughout
- ✓ Exterior water-proof electrical outlets (per plan)
- ✓ Smoke detectors in designated areas
- ✓ Pre-wired for ceiling fans (per plan)
- ✓ Pre-wired for TV outlets (per plan)

Flooring

- ✓ Waterproof vinyl plank- 5 color choices – 25 year warranty
- ✓ All bedrooms include vinyl plank flooring
- ✓ Vinyl flooring in all bathrooms floors
- ✓ Tile at extra cost

Energy-Saving Features

- ✓ High efficiency air conditioning system
- ✓ R-30 ceiling insulation
- ✓ Energy efficient 40-gallon water heater
- ✓ Impact Glass Low-E insulated windows
- ✓ R-30 exterior “HercuTech” walls vs R-3 CBS
- ✓ Patented energy efficient thermostat
- ✓ Tech shield radiant barrier 1/2 “roof sheathing”

Interior Finishes

- ✓ Skip trowel finish on walls and ceilings
- ✓ Two panel interior doors with brushed nickel hardware
- ✓ Brushed nickel front door knob with deadbolt
- ✓ 5 ¼” baseboards - 3 ¼” casings
- ✓ Six panel fiber glass insulated front door
- ✓ Sliding glass doors
- ✓ 2” wood blinds throughout

Kitchen

- ✓ Black or white Whirlpool appliance package (or similar)
- ✓ Solid wood cabinets with dovetail drawers
- ✓ Granite countertops – 7 color choices
- ✓ Moen single lever chrome or brushed nickel faucet
- ✓ Pre-plumbed for ice-maker line.