

MINORCA MODEL

TRADITIONAL



2,150 SQ. FT. LIVING AREA


3,104 SQ. FT. TOTAL AREA


64'-9" x 65'-3" DIMENSION


MODEL INFORMATION

-  **3 BEDROOM + DEN**
-  **2 BATHROOM**
-  **2 CAR GARAGE**



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EXHIBIT A

Signature Collection

KITCHEN

- Stainless Steel appliances (builder's choice): dishwasher, side by side refrigerator with ice maker, smooth top range, microwave
- 42" wood stain cabinets (level 1), w/ stainless steel knobs
- Quartz countertops (level 1) with 4" backsplash
- Moen single lever chrome faucet
- Pre-plumbed ice maker line

INTERIOR FINISHES

- Skip trowel finish on walls and ceilings
- Sherwin Williams paint, 1 color, flat
- Six panel interior doors, brushed nickel hardware
- Front doorknob with deadbolt, brushed nickel hardware
- Durable marble windowsills
- 5 1/4" baseboard
- 3 1/4" casing
- Six panel fiber glass insulated front door
- Sliding glass doors (per plan)

BATHROOMS

- Full width vanity mirrors
- Quartz countertops (level 1) with 4" backsplash
- Wood stain cabinets (level 1), w/ stainless steel knobs
- Moen single-level chrome faucets, oval under mount sinks
- Frameless shower enclosure with clear glass in master bath ONLY(per plan).
- Free standing tub in the master bath (per plan)
- Level 1 ceramic tile in master bath shower over durable greenboard.
- Shower (no glass) in the secondary bathrooms, with level 1 tile from the bottom to the top of ceiling shower. (using same tile, if different design is requested additional fee may apply).
- Exhaust fans vented to exterior
- Schluter in lieu of bullnose

BUILDING FEATURES

- Steel reinforced concrete monolithic foundation (per plan)
- Steel reinforced concrete block wall construction and Wood Frame (per plan)
- Engineered roof trusses
- Vapor barrier under concrete slab
- Soil treatment under slab for termite protection
- Low maintenance decorative cementitious exterior on the block walls with 100% acrylic exterior paint
- 3-dimensional fiberglass shingle roof
- Two exterior hose bibs
- Water softener sulfur and iron filter unit (if applicable) and piping with individual shut-off valves for all sinks
- Impact Windows (Builder's choice) (choice of white or bronze)
- White aluminum soffit and aluminum fascia for easy maintenance
- Elevated ceiling heights with architecturally enhanced tray ceilings (per plan)
- Wire shelving all closets

- Steel panel garage door braced for hurricane protection
- Garage door opener with two transmitters
- Single light fixture
- Decorative coach lights (per plan)

ELECTRICAL

- 4" LED recessed lights (per plan)
- Lighting in the kitchen, laundry room, walk-in closets
- Light fixtures in the bathrooms
- Decorative light fixtures in the foyer and dining room
- Exterior water-proof electrical outlets (per plan)
- Smoke detectors in all bedrooms
- Pre-wire for ceiling fans (per plan)
- Pre-wire for TV outlets (per plan)

HOME-SITE FEATURES

- Free lot evaluation
- All building permit & impact fees
- Site clearing included around house pad only; 12ft wide driveway and up to 30ft clearing around house.
- Additional fee may apply if exotic vegetation needs to be remove by hand.
- 150' house set-back with asphalt driveway and concrete parking pad (per plan)
- Broom finished concrete lanai, entry and sidewalk
- Culvert at road, where required
- 7200 sq. ft. of Bahia sod and six 2ft plants with mulch
- Sprinkler system with automatic timer with three faces around the house only.
- Well & Septic system (if applicable)
- Gutters are included.
- The power company determines the garage orientation, cross over electric service is available for an additional charge.

FLOORING

- Level 1 tile throughout, installed over 40 ML rubberized membrane underlayment.
- Tile throughout flooring in bedrooms 24x24

ENERGY SAVING FEATURES

- High efficiency 14 SEER air conditioning system
- R-30 ceiling insulation
- Energy efficient 50-gallon water-heater
- Impact Windows (Builder's choice) (choice of white or bronze)

TILE LEVELS:

- Level 1: Floor (up to \$1.80 sq. ft.)
- Bath walls & shower floor (up to \$2.00 sq. ft.)
- Level 2: Floor (up to \$2.30 sq. ft.)
- Level 3: Floor (up to \$3.30 sq. ft.)