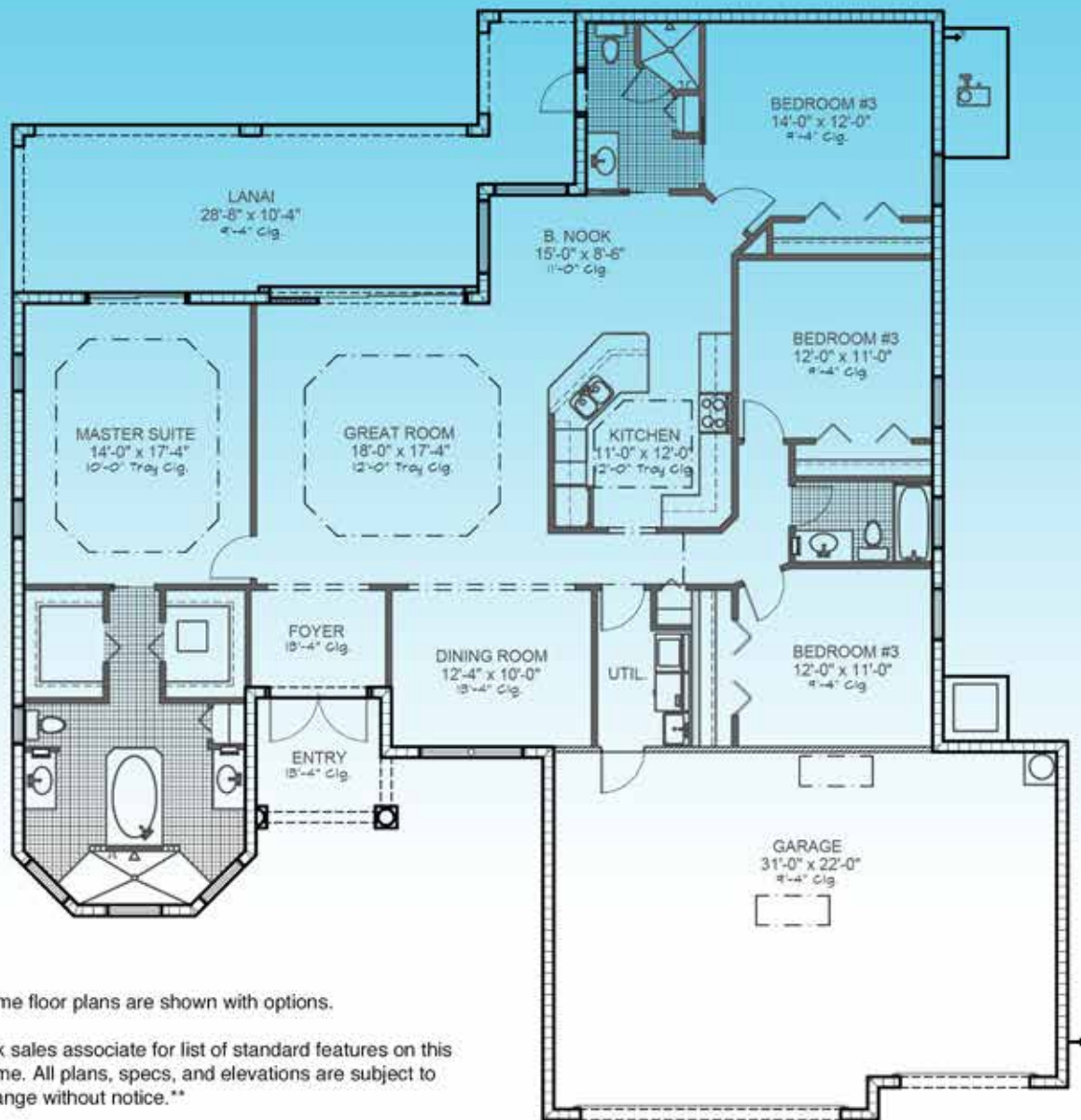


# The Island View



AREA TABULATION	
LIVING (A/C)	2,173
GARAGE	715
LANAI	360
ENTRY	61
<b>TOTAL</b>	<b>3,309</b>

\*\* Some floor plans are shown with options.

Ask sales associate for list of standard features on this home. All plans, specs, and elevations are subject to change without notice.\*\*



CGC1519238

Additional floorplans and information can be found at [www.GulfLivingHomes.com](http://www.GulfLivingHomes.com).

Please contact our Sales Department at (239) 458-7465 or email questions to [gulflivinggroup@gmail.com](mailto:gulflivinggroup@gmail.com)

# Standard Features and Specification Checklist

Every home contains features and specifications selected for their “user value”, enduring beauty, and freedom from maintenance. We build our homes with an emphasis on energy efficiency choosing the finest materials with care and price, which means more to you after the sale, when it is really important.

## **FEES**

- Cape Coral permit and impact fees. All surveys.

## **Structural Features:**

- Standard Cape Coral lot improvements  
\*non flood zone lot without lot fill requirements.
- 8” Concrete block steel reinforced construction
- Continuous steel reinforced concrete beam
- 8’ bedroom ceilings with elevated flat ceilings in common areas
- Hurricane rated 7x16’ steel garage door
- Exterior concrete up to 1000 sq ft (driveway, service sidewalk & equipment pads)
- Stucco exterior finish with etched bands around front windows and doors
- Algae resistant fiberglass dimensional roof shingles (25 year mfg warranty)
- Hurricane storm panels
- Termite protection

## **WOOD & FRAMING**

- Interior non-load bearing walls metal or wood studs
- Aluminum or vinyl soffit & fascia
- Engineered truss system

## **ENERGY EFFICIENT FEATURES**

- R 30 insulation in attic space
- Interior envelope completely closed off from attic space
- Air tight ceiling light cans per plan
- 14 SEER full split AC system with Air Handler in air conditioned space
- Solid Insulated exterior fiberglass doors with PVC Jambes for never rot or rust feature
- Low E insulated aluminum windows and sliders
- Insulated Heating and cooling ducts

## **INTERIOR WALLS & CEILING**

- Raised flat ceilings in all common areas
- Skip trowel finish on all walls and ceilings
- Interior flat paint 2 colors walls/ceilings and trim. 2 color exterior

## **ELECTRICAL**

- TV outlets with coaxial cable per design (2)
- Prewired telephone outlets (1)
- Exterior 110-volt weatherproof outlets (2)
- Bronze or brushed nickel lighting package

## **TRIM AND CABINETS**

- 6’8” Interior six panel or arched top doors painted
- All wood cabinets with recessed panel doors, with 30” upper cabinets in the kitchen
- Lever door hardware
- Laminate counter tops
- 36” high vanities in Bathrooms
- Full size mirrors over vanities
- 3 1/4 colonial base in all rooms

## **PLUMBING**

- Upgraded elongated 2-piece toilets (white)
- Double bowl stainless steel kitchen sink or equivalent
- Acrylic guest bath tub.
- 2 Outside hose bibs
- Garbage disposal
- Moen chrome plumbing fixtures
- City Sewer and Water Connections
- 50 Gallon hot water heater

## **Tile and Flooring**

- 18x18 tile in all wet areas and foyer
- 8x12 ceramic wall tile in showers and bath tub areas
- Mohawk Carpet

## **APPLIANCE PACKAGE: White or Black**

- Side by Side Refrigerator with hook up for ice maker
- Dishwasher
- 4 Burner glass top Range
- Over Range Microwave
- Washer and dryer

## **Landscape**

- Up to 7000 SF of Bahia sod, 3 Shade trees, 25 shrubs and 35 bags of cypress mulch

## **Premium Package Upgrade**

- 9’4” bedroom ceilings. 8’ exterior and interior doors. 2 tone paint. Upgraded tile in all living and wet areas. Granite counter tops. Premium lighting package. Upgraded cabinets with 36” uppers and crown molding. Raised stucco bands. Irrigation system. Floritam sod. Upgraded landscape package including 3 palm trees.
- \*Specifications and pricing subject to change without notice.