

Boca Grande



AREA TABULATION	
LIVING (A/C)	2,004
GARAGE	624
LANAI	313
ENTRY	70
TOTAL	3,011

** 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.**





Every home will be 30-40% more energy efficient than a code built home and contains features and specifications selected for their "user value", enduring beauty, and freedom from maintenance. We build our homes of the finest materials with care and pride, which means more to you after the sale, when it is really important, and more when you sell which is enduring value.

Luxury Home Standard Features

FEES:

- Permit Fees
- Impact fees
- Surveys
- Inspection fees

WARRANTY:

- 1 year builder warranty
- 2/10 year Home Warranty

STRUCTURAL FEATURES:

- Concrete block construction with up to 3 course stem wall
- Continuous steel reinforced concrete tie beam
- Hurricane rated 8x16' and 8x8 steel garage doors with electric openers
- Paver Driveway and front walk way (1300 Sf)
- Impact, Low E Thermal windows and sliders
- Stucco exterior finish with stucco bands around front windows and doors
- Metal or tile roof
- Standard Cape Coral Lot improvements allowance of \$7,500

ENERGY EFFICIENT FEATURES

- R 38 insulation in attic space
- Raised heel energy truss for adequate insulation in attic
- Ravenwood Homes "Home Tight" protocol
- R 19 insulation between garage and living areas
- Ridged foam R 7.8 insulation in all exterior concrete walls
- Interior envelope completely closed off from attic space
- Air tight ceiling light cans
- Energy efficient full split AC system, programmable Thermostat with 1 year pre-paid service plan.
- 8' insulated exterior fiberglass doors with PVC Jambes for never rot or rust feature
- Low E insulated windows and slides

INTERIOR WALLS & CEILING

- ½" sheetrock on walls and ceilings
- Coffered ceilings per plan
- Rounded corner bead in all common areas
- Skip trowel finish on all walls and ceilings
- Custom interior and exterior Satin paint 3 Colors including trim

ELECTRICAL

- Copper wiring throughout
- 200 amp service
- TV outlets with coaxial cable per design
- Pool pre-wire
- Prewired telephone outlets per plan
- Exterior 110-volt weatherproof outlets per plan
- Ceiling fans per plan
- Décor wall switches
- \$2,500 Lighting and Fan allowance
- Underground electrical connection to existing power pole on property (up to 55')
- Security System

TRIM AND CABINETS

- 8' Interior 2 panel or arched top doors
- All wood cabinets, full extension drawers, soft close features with 42" uppers and crown molding in the kitchen
- Chrome Kwickset Lever door hardware
- Level 1 Granite counter tops
- 36" high vanities in Bathrooms
- 5 ¼ colonial base in all rooms
- 3 ¼" case moldings
- Solid surface window sills

PLUMBING

- Upgraded elongated 2-piece toilets (white)
- Double bowl under mount stainless steel kitchen sink
- Under mount porcelain bathroom sinks
- 5' acrylic drop-in bathtub in master bath
- Upgraded Moen plumbing fixtures including 8" spread bathroom faucets

TILE AND FLOORING:

- 20x20 porcelain floor tile in all common and wet areas
- Designer wall tile in showers and bath tub areas
- Tile or stone backsplash in kitchen
- Smart Strand stain free carpet in all bedrooms/den

APPLIANCE PACKAGE

- Energy Star Stainless Steel Package \$3000 allowance
- Refrigerator with hook up for ice maker
- Dishwasher
- 4 Burner glass top Range
- Over Range Microwave ducted to outside

LANDSCAPE

- Up to 7000 Sf of Floritram Sod
- Automatic 4 zone Irrigation System with programmable timer
- (2) 25 gallon Palm trees (including foxtail and royal palms),
- (3) shade Trees and (30) 3 gallon shrubs
- 35 Bags of mulch.

*all prices based on standard 10,000 sqft. Cape Coral Lot with water and sewer. Prices subject to change without notice.

All the Beauty....

Twice the Quality....

Half the electric bill !!!!!

**Check out our vast selection of
floor plans at www.buildcapecoral.com
or contact (239) 458-7465 or
david.ravenwoodhomes@gmail.com**

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