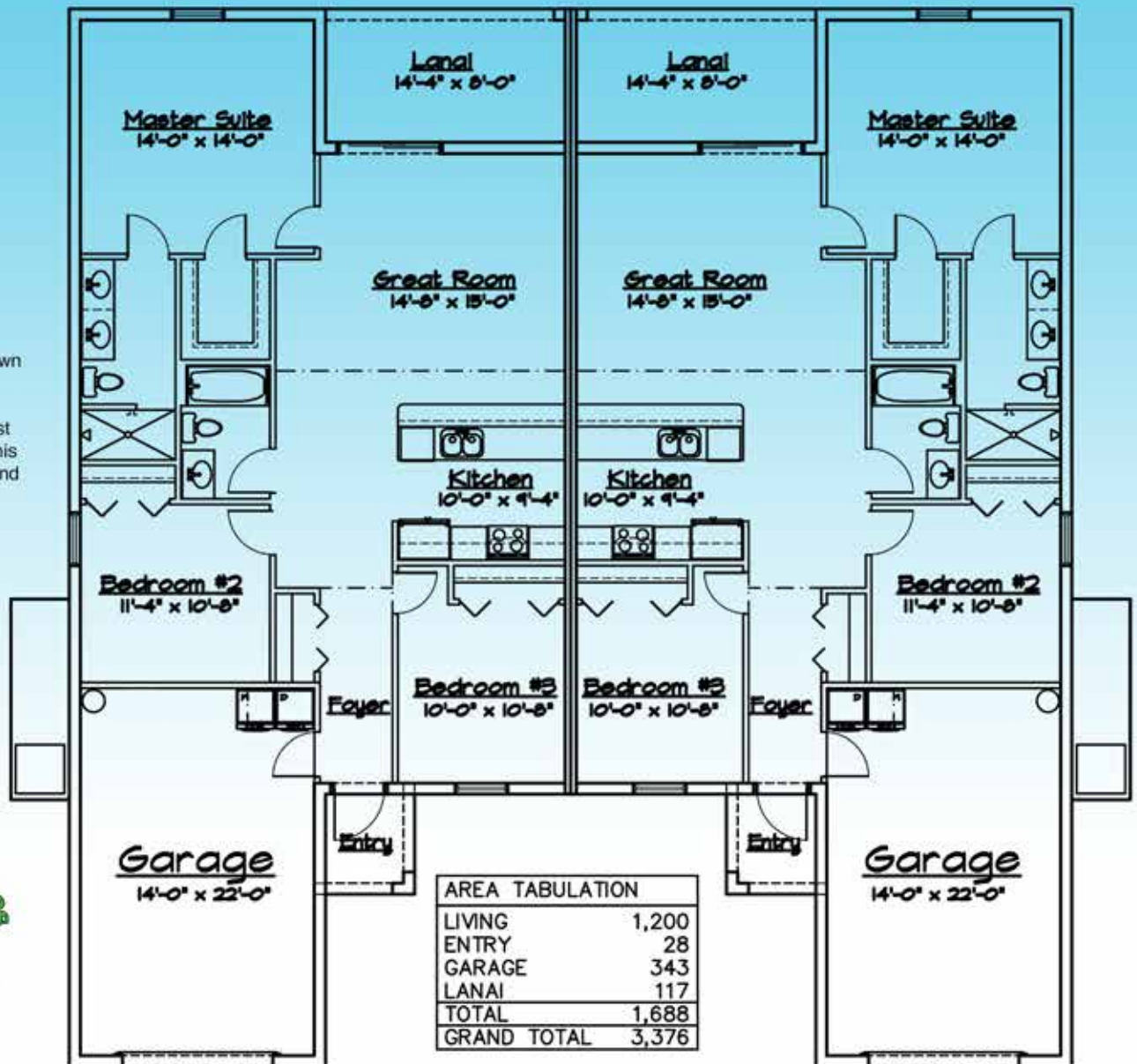


Duplex



** 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.
Please contact our Sales Department at 239-347-3105 or email sales@gulflivinghomes.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

- Permit Fees and Impact fees
- Surveys
- Inspection fees

STRUCTURAL FEATURES

- Standard Lot site work with 20 loads of dirt included
- Concrete block steel reinforced construction
- Continuous steel reinforced concrete beam
- 8' bedroom ceilings with vaulted ceilings in common area
- Hurricane rated 8'x7' steel garage doors
- Exterior concrete up to 1200 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
- 2/10 year structural warranty

ENERGY EFFICIENT FEATURES

- R 30 insulation in attic space
- R 11 insulation between garage and living areas
- 15 SEER full split AC system with Air Handler in air conditioned space
- Insulated exterior fiberglass doors with PVC Jambs for never rot or rust feature
- Low E insulated aluminum windows and sliders
- Insulated Heating and cooling ducts

ELECTRICAL AND PLUMBING

- TV outlets with coaxial cable per design (2) per side and 1 telephone per side
- Exterior 110-volt weatherproof outlets (2)
- Complete lighting and Ceiling fan package
- Washer and dryer hook ups
- 2-piece toilets (white)
- Acrylic/Fiberglass shower and tub surrounds in all bathrooms
- 2 Outside hose bibs

- Garbage disposal
- Moen single lever plumbing fixtures
- Ice maker line to refrigerator
- City Sewer and Water Connections
- 40 Gallon hot water heaters

TRIM AND FLOORS

- 6'8" Interior 2 panel doors painted
- White all wood recessed panel cabinets with plywood boxes throughout
- Lever door hardware
- Granite counter tops with under-mount sinks
- Ventilated closet shelving
- Mirrors over vanities
- 3 1/4 colonial base in all rooms
- Ceramic tile all areas including living, bedrooms and wet areas (builders choice)
- Skip trowel finish on all walls and ceilings
- Sherwin Williams flat paint

APPLIANCE PACKAGE: White or Black

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

LANDSCAPE

- Up to 8000 SF of Bahia sod
- County code landscape package

PREMIUM UPGRADE PACKAGE

- Impact Windows and Sliders
- Waterproof wood look vinyl floors throughout
- 10x20 Decorative wall tile in showers
- Irrigation system

*Specifications and pricing subject to change without notice.