



# Signature Series




## The Marlin

Three bedroom • Three bathroom  
Den • Great Room  
Three car garage • Summer Kitchen

Square Footage:

Living Area	2,442
Garage	655
Entry	83
Lanai	720
<b>Total</b>	<b>3,900</b>






Mission Statement:

***In today's economy it is more important than ever to partner with a trustworthy contractor that understands construction and delivers value.***

Let us show you the possibilities. Our consultation is free. Call us today.



*The Marlin*

**Three bedroom • Three bathroom • Den • Great Room  
Three car garage • Summer Kitchen**

## **SIGNATURE SERIES STANDARD FEATURES**

### **GENERAL AND STRUCTURAL**

- Engineered construction plans, surveys, elevation certificates, & energy calculations
- Building permits, impact fees, builders risk insurance
- Lot prep, grading, and fill dirt allowance of \$10,000.
- 8"x16" steel reinforced concrete foundation
- Up to 3 course stem wall
- Termite protection under concrete slab
- 4" fiber reinforced w/vapor barrier
- Concrete block construction w/textured stucco finish
- Precast flush exterior window sills
- 8"x16" steel reinforced concrete tie beam
- Engineered roof trusses strapped to tie beam 160 MPH code
- 6/12 roof pitch with 16" overhang
- 1/2" CDX plywood sheathing on roof
- Vented soffit and 6" fascia
- PGT Impact glass windows, sliders
- 8' high insulated fiberglass exterior doors with composite (rot free) jambs w/impact glass where noted on plans
- 8' high Therna-tru smooth star 1 lite impact glass front door
- Underground electric connection up to 60'
- Underground water and sewer connection up to 60'
- 8' high insulated steel hurricane code garage door w/2 openers and garage key pad

### **ENERGY SAVING FEATURES**

- R7.0 insulation board on exterior block walls
- R30 batt insulation over living area
- Insulation in all exterior framed walls
- Energy efficient insulated, low-e tint on windows and sliders
- Energy efficient air conditioning system, 16 SEER

### **EXTERIOR FEATURES**

- Exterior walls stucco with standard texture including interior garage walls
- Choice of 2 paint colors in satin finish
- Flat or barrel concrete tile roof (std. colors)
- Synergy tongue and groove wood ceilings on all lanais and entry
- 4-zone sprinkler system for std. 80x125 lot
- Up to 7000 sq. ft. floritam sod
- \$1,000 landscape allowance
- 1500 sq. ft. paver driveway, walkway, and entry for 3 car garage
- 3 exterior hose bibs
- Epoxy coated garage floor finish
- Gutters in the front of the house

### **INTERIOR FEATURES**

- Interior walls – wood studs 16" on center
- Tray ceilings as noted on plans with crown molding 7-1/4" in ceilings above 10' and 5-1/4" in 10' and less ceilings
- Poplar window sills with 3-1/4" casing around windows
- All interior doors 8' high 2panel smooth finish with 3-1/4" casing
- 5-1/4" baseboards throughout
- Choice of kwikset door knobs with deadbolts at all exterior locations
- 1/2" sag resistant dry wall with choice of texture
- 2 interior paint colors for walls and ceilings eggshell finish with semigloss trim finish
- Continuous ventilated shelving in all closets
- Security system for house with pool alarm
- Choice of round or square cornerbead
- Level 1 floor covering with 18"x18" or larger porcelain tile in all main living and wet areas
- Wall to wall carpet in all bedrooms
- Five hours customized decorator consultation
- Ceiling heights per plans

### **KITCHEN AND CABINET FEATURES**

- Custom European style frameless cabinetry, stained or painted to customers choice. Solid Maple or Cherry dovetail drawers with soft close under-mounted guides and soft close hinges on doors with custom made mouldings
- 42" uppers with crown molding and under cabinet light rails
- Full extension under mount drawer glides
- All self closing drawers and doors
- Level 1 granite w/ standard edges and 4" backsplash
- Stainless steel double bowl under mount sink, Moen stainless faucet with pull out spray
- GE Profile appliance package w/ wall oven and cooktop (\$7,700 allowance)
- Garbage disposal under kitchen sink
- Ice maker line to refrigerator
- Hood vented to the outside

### **BATHROOM, LAUNDRY, AND PLUMBING FEATURES**

- Manablock plumbing system
- Quick recovery 50 gallon hot water heater
- Elongated white toilets
- White free standing tub in master per plans
- Moen eva brushed nickel plumbing fixtures
- Rain shower & slide bar in master
- 36" high custom cabinet vanities with maple doors and drawers
- Level 1 granite tops w/ 4" backsplash and white under mount sinks
- Full length vanity mirrors
- 3/8" frameless glass enclosures per plan
- Dense-shield drywall in all wet areas
- Level 1 porcelain tile to at least 8' high with decorative listello
- Built shampoo niches all baths
- Laundry room w/ drop in type laundry tub w/ chrome faucet
- 30" upper cabinets above washer and dryer
- Washer hookup and recessed dryer vent vented to the outside
- Built in iron board in laundry

### **ELECTRICAL FEATURES**

- 200 Amp underground service
- Copper wiring leading from panel throughout house
- Smoke detectors and carbon monoxide detectors per code
- 5 telephone and TV cable outlets
- Wired for light and fan combination in bedrooms, office and fan only in great room, den kitchen and lanais
- Installation of all fans included
- Fan speed controls included
- Rocker style wall switches
- Lighting and fan allowance of \$3,000
- Quiet exhaust fans in baths
- Interior recess can where noted
- Exterior recess cans where noted included
- Recess floor outlet in great room with brass trim
- Under cabinet lighting in kitchen

### **POOLS**

Pools are not included in our base prices. Pool packages start in the low \$40,000's and include equipment, paver decks and screen enclosures.

### **ITEMS NOT INCLUDED**

Septic systems, wells, culverts if needed, decorator items, window coverings, water and sewer assessments, betterment fees, impact fees over and above the standard, tree removal, rock removal, lot, sea wall.

Some properties may require additional costs due to oversized lots, or acreage. Prices, specifications and or materials are subject to change without notice.