

# OCEAN VILLAGE CUSTOM HOME FEATURES

## EXTERIOR

- Fiber cement siding, fascia, soffit and trim
- Board and Batten vinyl shutters (Per Plan) with faux hardware
- Self-sealing 30 year "Architectural" fiberglass shingles with metal accents (Per Plan)
- (1) continuous ridge vent and ventilated soffits
- Low-E white vinyl double hung windows with insulated double pane glass with screens (Per Plan)
- White vinyl insulated sliding patio doors with screens (Per Plan)
- Stained fiberglass front door allowance (\$4,000 Allowance)
- Handle set lock on front door
- Cottage Style steel garage doors with windows (Per Plan)
- 24" Raised slab foundation (Per Plan)
- Concrete driveway to street
- Concrete patio (per plan)
- Decorative mailbox at curb
- Professional landscape package (Allowance)

## INTERIOR

- Ceiling heights are 9' on the first floor and 9' on the second floor unless otherwise noted on the plans
- Main Living Areas to have volume ceilings (Per Plan)
- Smooth finish on ceilings
- Rounded sheetrock corners
- Latex semi-gloss finish paint on interior trim
- Latex flat finish paint on interior walls and ceilings
- Smooth skin Saddlebrook interior doors
- 4" door casing and 5/4" baseboard
- 1-piece cove crown molding in main living areas
- Full overlay maple cabinets with 42" upper wall cabinets (\$12,500.00 Allowance)
- Granite countertops in Kitchen
- Ceramic tile backsplash in kitchen (\$1,200 Allowance including materials and installation)
- Granite countertops in Master Bath with 4" granite backsplash
- White cultured marble countertops with bullnose edge in Guest Baths

- Level one ceramic tile or hardwood flooring in the Main Living Areas (Per Plan)
- Level one ceramic tile in all Baths and Laundry Room
- Level one durable carpet with 8 lb pad in all Bedrooms, Lofts, Bonus Rooms and Stairs (Per Plan)
- Full height mirrors with cut outs for lights in master bath
- Framed hanging mirrors in guest baths (Allowance)
- Lever door handles
- Custom white melamine closet shelving in Master Bedroom and Kitchen pantry
- Ventilated vinyl coated wire shelving in all other closets
- Garage walls to be sheet rocked, trimmed and painted (per plan)
- Washer and dryer connections

## PLUMBING

- Decorative bath faucets with 8" spread
- Ceramic tile shower in Master Bath to ceiling
- Glass door at Master Bath shower (Per Plan)
- Fiberglass drop in garden tub in Master Bath with ceramic tile deck and skirt (Per Plan)
- Fiberglass tub with ceramic tile walls in Guest Baths (Per Plan)
- Water saving comfort height toilets with elongated bowl and slow close seats
- 9" deep stainless steel kitchen sink with stainless steel single handle faucet
- Water line for ice maker
- 50-gallon LP water heater
- (2) exterior hose bibbs

## APPLIANCES

- Stainless Steel Whirlpool appliances (\$6,000 Allowance)
- Side by side refrigerator with ice and water in the door
- Energy Star, multi-cycle dishwasher
- Free standing gas range
- Microwave/Range Hood combo
- 1/3 HP in-sink disposer

## HEATING, AIR CONDITIONING AND VENTILATION

- LP 14 SEER HVAC system with programmable thermostat professionally sized for each home
- Bathroom exhaust fans vented to the outside
- Dryer vent to the outside

## ELECTRICAL

- 110 / 220V 200 Amp service with 200 Amp breaker panel box located in garage
- Garage door opener(s) with (2) remotes
- Smoke and carbon monoxide detectors per local building code
- (2) outdoor waterproof receptacles
- Ground fault circuit interrupter on designated kitchen, bath and outside electrical outlets
- Ceiling fan pre-wire in Great Room and Bedrooms
- (2) phone/internet jacks
- (4) cable jacks
- (25) recessed can lights
- Decorative lighting/ceiling fan package (\$5,000 Allowance)

## BUILDER FEATURES

- Homeowner manual
- Termite treatment
- Pre-construction orientation with job superintendent
- Pre-drywall walk through with job superintendent
- Pre-occupancy walk through with job superintendent
- 8 year limited residential warranty (RWC) provided with each home

## ALLOWANCES

- Lighting/ceiling fans \$5,000
- Trusses and Lumber (Per Plan)
- Cabinets \$12,500
- Security \$800
- Bathroom Mirrors (Excluding Master) \$175 Per Hanging Mirror
- Plumbing (Per Plan)
- Countertops (Per Plan)
- Appliances \$6,000
- Backsplash \$1200
- Front Door \$4,000

Specifications and allowances are subject to change without notice 3/18/21\*19/8