

REALTY GROUP, LLC
HOMEQWEST
DEVELOPMENT GROUP, LLC

#2525 Model Home



Living Area: 2,525
Garage Area: 676
Lanai Area: 1,041
Entry Area: 100
Total Area: 4,342
3 Br / 2 Ba / 3 Car

2525 Model Home Features

- Mold and Mildew Resistant Purple Drywall
- R40 Attic Insulation, including above garage
- Mold & Mildew Resistant Paint Throughout
- Impact Windows with low E glass
- Standard 10' 0" Exterior Masonry Walls
- 12' 0" Tray Ceilings in Master and Great Room
- 13' 0" front entry
- 8 ft. Interior Doors Throughout
- Wood Cabinets with Soft Close Drawers and Doors, including dove tail drawers
- Natural Stone countertops
- Energy Star Rated Appliances (including Water Heater and AC Unit)
- 16 Seer Air Conditioning Unit
- 8ft L-Shaped disappearing double Impact Sliders in family room
- 8ft. Impact Slider in Master
- Smart Ultra-High-Speed USB Charger Outlets
- 20x20 Floor Tile throughout, except bedrooms
- 10' 0" garage ceiling height
- Large 3 car garage with 8' 0" high garage door

Custom Home Features

General Requirements:

Builders Risk and General Liability Insurance
1st Yr. Home Buyers Warranty
Manufacturer 1 yr. Warranty
Extended Warranty 4-year American Home Shield
Project supervision
Temporary Utilities
Compaction Testing
Surveying
Impact and all permit related fees
Home is delivered in a Clean, Move-in Condition

Site work:

Site Prep, Fill and Grading for standard 80'x164' lot based up to Course Stem wall (excludes clearing, vegetation removal and pre-fill pads)
Water and Sewer Connection Fees and deposits for standard 5/8" meter
Utility Connection from Meter to House (up to 55')

Landscaping/ Irrigation/ Sod:

Landscaping package per plan
2 Zoned Sprinkler system with programmable timer and rain sensor for standard lot (80' x 125')
Floritam sod included for standard lot (80' x164)

Concrete/ Masonry

Concrete block system
Concrete footings
Up to 3 course stem wall
Concrete A/C pads
4" Concrete slab throughout ground level with soil poison and vapor barrier
Standard width driveway and walkway to be concrete/pavers

Painting

- Stucco surfaces will receive one coat of primer and one coat of satin paint or equal (1 color for base of house, 1 for trim)
- Exterior doors to receive one coat of primer and one coat of semi- gloss enamel
- Drywall surfaces to receive one coat of primer and one coat of eggshell latex paint or equal (1 interior, 1 ceiling, 1 trim)
- Doors, trim and crown molding to receive one coat primer and 2 coats of semi-gloss latex enamel

Windows

- Provide and install Impact Glass with single hung windows
- Color choice of white
- Transom Window over entry door

Rough Carpentry:

- Pre-manufactured roof trusses
- Wood frame interior walls at 16" o.c.
- Furring at exterior walls and windows
- ½ OSB radiant barrier sheathing on roof
- 16" Overhang

Finish Carpentry:

- Installation of 8ft 2 panel arch top solid core doors, 3 ¼ " casing and hardware
- Installation of 5 ¼" wood base
- wood framed window 8" sills
- Installation of 3" Colonial casing around all windows
- Tray ceilings in Living and Master
- 5 ¼ crown molding in tray areas

Cabinetry:

- Provide and install wood cabinetry (with hardware) in Kitchen, Master bathroom, Guest bathroom/s
- 36" base cabinets, 42" tall upper cabinets
- Full wood/Plywood System

Soft close Drawers and doors
Choice of Color and style (Level 1)

Countertops and Vanities:

Choice of Granite (Level 1) for Kitchen countertops with 4" backsplash & stainless under mount sink
Choice of Granite (Level 1) for all bathrooms with under mount white sinks

Roofing:

Flat tile with choice of standard color
Fasten all eave and metal, valley, and wall flashing in place,
Ridge vents per plan

Insulation:

R-5 Sidewall
Provide and install R-30 insulation over living areas
Radiant Barrier backed sheathing on roof

Closets and Shelving:

Ventilated wood shelving in all closets and pantry

Mirrors:

Framed Vanity Mirrors in both bathrooms

Appliances:

Allowance \$23,500.00

Doors and Trim:

Steel Insulated 2 panel arch top entry doors
Quickset hardware
Allowance \$23,500.00

Garage Doors:

16' x 7' 24-gauge steel Overhead Garage Door, no glass/insulated
½ H.P. Opener with safety sensors and remotes

Drywall and Stucco:

Provide and install 1/2" sag resistant drywall at ceilings
Drywall smooth finish

- Mold resistant wallboard in all wet areas
- Exterior Stucco Finish including entryway ceiling.

Floor Covering and Bathroom

Floors and Showers:

- ALLOWANCE porcelain tile laid straight with 1/8" grout joints
- Shower tile laid straight up to ceiling
- Shampoo niche in Master Bathroom Shower
- Corner shelf in 2nd bathroom

Plumbing:

- Provide all plumbing in accordance with the plans, specifications and code requirements
- 40 gal water heater ALLOWANCE
- exterior hose bibs
- CPVC Plumbing System
- Pull-out kitchen faucet
- Badger V ½ HP Garbage Disposal
- Dishwasher & Icemaker hook-up
- Brushed Nickel Shower and tub fixtures
- Washer and Dryer hook-ups
- 2 exterior water hose bibs

HVAC:

- 2016 Code compliant cooling and heating system
- Digital Programmable Thermostat

Electrical:

- 200-amp Electric Service
- Recessed cans in all main areas with white trim
- White switches and receptacles
- Fans in living room and master bedroom
- TV outlets in all bedrooms, living room at
- Phone outlets in living room, & bedrooms

Landscaping: Standard:


- Floratam Sod
- Plant Pkg to be selected by owner
- 2 zone irrigation system (optional)

Features:

\$25,000 Pool Package
10 Ft Ceilings
8 Ft Interior, Solid Core Doors
Kitchen Cabinets: Full Wood Door Plywood Construction, Soft Close
Floor Tile Throughout Package
Appliance Package
Tile Roofing
Impact Windows
Smart Home Wiring

INCLUDED ALLOWANCES

Appliances
Cabinets/Kitchen/Bath/Laundry
Granite
Floor Tile
Tile Tub Shower Surrounds
Landscaping
Irrigation + (2 zone)
Pool Package: Cage/Heater/Pavers



Are You
Ready To
Build

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