



848 Kingstree Lane, Winter Garden, FL 34787  
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[www.jjbuilding.com](http://www.jjbuilding.com)

Base pricing Oakland  
 Park including  
**standard lot**  
Effective 10/18/18

**(lot premium not  
 included)**

Price - \$/SF range

Below 2500 SF	\$238/SF +
2500 SF - 2799 SF	\$222/SF - \$238/SF
2800 SF - 3099 SF	\$216/SF - \$222/SF
3100 SF - 3499 SF	\$210/SF - \$216/SF
3500 SF - 4000 SF	\$205/SF - \$210/SF

**Base pricing  
 includes:**

	<u>SF</u>
2 car garage SF - 21x21 interior (5' alley loaded)	<b>498</b>
Front Porch SF - typical 8x26	<b>208</b>
Lanai SF - typical 12x24	<b>288</b>
Total SF under roof (non AC)	<b>994</b>

**A Exterior (structural/architectural/features)**

- 1 Architect/engineering/permit fees/impact fees are included in contract price.
- 2 Connection to sanitary sewer system
- 3 Connection to city water
- 4 Florida Green Building Coalition 3rd party certification
- 5 Reinforced concrete masonry construction with stemwall foundation on 1st floor.
- 6 Framed 2x6 construction on 2nd floor.
- 7 Wood joist system 16" - 20" between 1st & 2nd floors per plan.
- 8 Exterior finishes are mixture of smooth stucco and cementitious siding with architectural detail to meet HOA design code requirements.
- 9 Garage interior walls - Painted masonry block
- 10 Termite treatment with one year termite Bond.
- 11 Connect gas fueled appliances to gas utility service at fee of \$700/appliance.
- 12 Cement 4x8 brick pavers (standard gray mix colors) on driveway, walkways, porches, steps and rear lanai.
- 13 Roof: "Landmark" architectural asphalt shingle roof with off ridge attic vents
- 14 Soffits: Standard center vented vinyl soffits
- 15 Porch Ceilings: Standard vinyl beadboard ceilings on porches and lanai.
- 16 Premium grade fungus resistant Sherwin Williams paints. Includes 2 coats "Super Paint" satin finish exterior paint (1 spray + 1 backroll) over "Loxon" elasoteric primer. Semi-gloss on trim.

**B Landscape/Sod/Irrigation**

- 1 Automatic sprinkler system with time clock control (builders standard) to service sod & landscaped area, connect to city water.
- 2 Landscape allowance (\$7,500) for plants, trees, street trees, mulch, lighting, rocks, etc.

- 3 Zoysia sod

**C Doors/Windows**

- 1 Front entry door - "Plastpro" paneled fiberglass 3/4 light door (Smooth DRS13 C/L)  
6'8" door with transom above
- 2 Other exterior doors - "Plastpro" paneled fiberglass 3/4 light doors (Smooth DRS13080 C/L)  
8' door no transom above
- 3 Windows: "PGT" white vinyl single hung double pane low E windows & screens. Window internal  
grids per plan elevation
- 4 Garage door: "Amarr" 2000 insulated 8x16 overhead garage door or \$1,300 allowance.
- 5 Garage opener: " Liftmaster" 3255 chain drive garage door opener with 2 remotes.
- 6 Interior doors: "Masonite" molded 8' interior hollow core doors per plan. Choice of 6 standard door styles.
- 7 Door hardware – "Kwikset" Signature Series  
Front door handleset  
Interior/other exterior key lock/privacy/passage hardware  
Choice of coordinating door hinge colors.

**D Interior/Finishes/General**

- 1 10' ceilings 1st floor, 9' on 2nd floor
- 2 All closets and pantry per plan with ventilated vinyl coated shelving
- 3 Laundry room with electric washer/dryer hookups, dryer vent to exterior and  
laundry sink in base cabinet.
- 4 Stairs – Standard - Stained oak treads/handrail/newel posts & painted risers. Painted wood  
or metal balusters per plan.  
Standard - "WM Coffman" Supplier  
Handrail - C-6010 or C-6010P (ADA compliant)  
Baluster choice:  
Wood - 1-1/4" - Traditional Series (Pin top - C-5015, C-5040, C-5610)  
1-1/4" - Traditional Series (Square top - C-5067, C5070)  
1-1/4" - Craftsman Series (Square Top - C-5060)  
or Metal - Iron Collection - 1/2" Twist & Basket Series  
1/2" Versatile Series  
Newel post choice - Wood - 3" Traditional Series ( Pin top - C-4010, C-4030)  
Traditional Series (Square top - C-4040, C-4540, C4055, C-4540BT)  
Craftsman Series (Square top - C4074)  
Box newel post choice - Wood - 4-1/2" Box Newel Series (C-4695, C-4695F,  
C-4695RP, C-4691FP, C-4690 Mission)  
Tread/railing stain color - Choice of stain color
- 5 Drywall with textured knockdown finish on ceilings and orange peel on walls.
- 6 Trim:  
Door Casing: Traditional 3-1/4" casing  
No casing on windows  
Window sills: Painted wood  
Baseboards: Traditional 5-1/4" x 9/16" milled baseboards throughout home  
Crown Molding: Traditional 5-1/4" x 9/16" crown in 1st floor living areas and master bedroom.  
\*Excluding baths, laundry, and guest bedrooms.
- 7 Interior Paint: "Sherwin Williams" interior 200 series paint - living areas/BR's walls flat  
bath walls satin (one color all walls), semi-gloss on all trim & doors (one color all trim),  
ceiling flat (white). (Charge of \$200 for each additional color)

**E Flooring/Bath Tile/Kitchen Backsplash Tile - (includes installation, tax, freight)**  
All flooring, carpet & tile products & installation sourced through J&J Design Center

- 1 Main Flooring: Throughout 1st floor main living areas.  
\*Excluding baths, laundry, and bedrooms.

Choice of:

Engineered wood - Level 1  
Floor tile - up to Level 4  
Laminate (Mannington Restoration) - Level 1  
Vinyl plank (Mannington LVP) - up to Level 3

- 2 Carpet: All bedrooms/closets/2nd floor common areas  
Carpet - up to Level 4 with 8 pound pad
- 3 Baths & Laundry tile:  
Floor tile - up to Level 4  
Wall tile (7' high surround in showers) - up to Level 5
- 4 Shower floor tile: up to Level 4
- 5 Kitchen backsplash tile: 40 SF allowance - up to Level 4

**F Plumbing/Bath Trim (all allowances include tax & freight)**

- 1 Standard glass vanity mirrors in baths.
- 2 Standard 50 gallon electric hot water heater
- 3 Four (4) exterior hose bibs per plan.
- 4 Master Bath Shower - Frameless 3/8" glass shower door. Tiled walls to 7'.  
Master Bath Tub - Choice of standard oval or rectangle free-standing acrylic tub
- 5 Guest baths - Standard enameled polyresin & fiberglass composite tub/shower in guest baths  
Standard shower curtain rod in guest bath tub/showers

- 6 Faucet/valves: Choice of standard Moen, Kohler or Delta fixtures

**Sourced through J&J Design Center**

Master Bath -           2 - 8" widespread faucets  
                              1 - Primary shower fixture  
                              1 - Tub filler faucet

Guest Baths -           1 - 4" standard spread faucet  
                              1 - Primary tub/shower fixture

Powder Bath -       1 - 8" widespread faucet

Standard pull out spray SS kitchen faucet  
Standard chrome laundry faucet

- 7 Toilets - Standard 17" elongated 2 piece, 1.6 GPF, white, comfort height

**Sourced through J&J Design Center**

- 8 Sinks: **Sourced through Creative Designs in Kitchen & Baths**

Standard porcelain under mount bath sinks, choice of linen/white and oval/rectangle  
Standard 16 gauge stainless steel kitchen sink  
Standard Pro flo white acrylic drop in single basin laundry sink

**G Cabinets/Vanities - Custom Made**

**Sourced through Creative Designs in Kitchen & Baths**

- 1 Choice of maple, alder or oak wood material or MDF.  
Choice of 5 standard door styles:  
(Shaker 2-1/4" rail, Shaker 3" rail, recessed panel w/bevel, raised or flat panel)

Plywood 3/4" box construction, dove tail joints in drawers, self close drawers and light rail.  
Choice of 9 paint colors on MDF or 6 stain colors on wood.

- 2 Kitchen perimeter: Standard 42" kitchen upper cabinets, crown molding, 2 pot/pan drawers, refrigerator trim, 2 base cabinet sections with drawer stacks. Other standard base cabinets with fixed shelving.
- 3 Kitchen Island: Standard size 96" x 42" with 24" deep base cabinets, cabinet base molding and rear of island wrapped with cabinet material.
- 4 Master Bath Vanities: Standard 8' total vanity length, 36" high, standard base cabinetry with fixed shelving  
  
Other Full Baths Vanities: Standard 36" vanity length, 36" high, standard base cabinetry with fixed shelving  
  
Powder Bath Vanity (if applicable): Standard pedestal sink

- 5 Laundry: Standard base cabinetry with drop in laundry sink, 48" wide x 30" high upper cabinets, no crown molding.

H **Countertops (includes tax, delivery & install)**

**Sourced through Creative Designs in Kitchen & Baths**

- 1 Kitchen & bath countertops per plan - up to Level 2 granite\_or Level 1 quartz
- 2 Laundry countertops: Standard mica countertops 48" wide.

I **Appliances (allowance includes tax, delivery & install)**

**Sourced through Aggressive Appliances**

Samsung SS package including appliances below or \$7,200 allowance.

36" Electric cooktop  
SS Exhaust hood over cooktop  
30" Wall oven  
Microwave in wall cabinet.  
Dishwasher  
25 cf refrigerator

Included:  
Plumb for ice/water line to refrigerator  
Vent to exterior over cooktop or range  
1/2 HP garbage disposal

J **Electrical/Lighting (include fixtures, tax & delivery)**

- 1 Hanging/wall mount light fixtures/fans/bulbs - Choice of standard light/fan/bulb packages

**Sourced through J&J Design Center**

Pre-wire for fixtures included in package:

- 1 - Foyer ceiling hanging
- 1 - DR ceiling hanging
- 2 - Kitchen island pendants hanging
- 2 - Master bath vanity (wall mount)
- Guest baths/powder vanities (1 per bath wall mount)
- 2 - Coach lights on garage with switch
- 2 - Coach lights on front porch with switch
- Interior fan/light outlets with wall switches in BR's, FR & Study.
- 1 - Exterior fan/light outlet with wall switch (1) lanai

Included in standard features:

- 2 LED ceiling mount light fixture w/switch:
  - Laundry room (1)
  - Walk in closets (1) each
  - Walk in pantry (1)

Garage ceiling: (2) fluorescent fixtures

Recessed lighting (LED bulbs) with switch:

6 - kitchen

4 - FR

4 - MBR

4 - Lanai

Toilet water closets, showers, tubs per plan

Halls & stairwell per plan.

- 3 Electrical service - 200 Amp service, interior outlets/switches per code  
GFI exterior outlets - 4 waterproof GFI electrical outlets .  
GFI outlets in garage Qty – 2  
Under-counter LED lighting in kitchen with wall switch.  
Decorative white rocker switches and face plates.
- 4 Total (8) low voltage drops for phone, TV or internet connected to central panel.
- 5 Smoke alarms per code.
- 6 Doorbell.
- 7 Standard bath exhaust fans.

#### K **HVAC/Insulation/Energy Saving Features**

- 1 High efficiency Comfort Maker A/C system (equal to 15 seer) with vents in all living areas, BRs, baths, laundry room, walk-in pantry & walk-in closets.
- 2 Radiant barrier sheathing on all roof areas.  
Insulation in air conditioned space - R-30 attic insulation, energy saving icynene foam filled masonry walls, R-4.1 foil batt on interior of masonry walls, R-19 batt on any exposed wood frame exterior walls.

\* All materials and installation methods are builder's standard unless specified otherwise above.