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**Effective 5/10/2021**

**Pricing subject to change** due to market conditions  
 and may vary prior to execution of a sales contract

## Oakland Park Subdivision

**(Estimate only - actual house design, lot conditions and style v will determine pricing)**

**Typical base pricing on standard lot - custom design/build**

**Lot Premiums not included in estimated base pricing**

SF - range	Includes Standard Interior Lot	
	Base Pricing	\$/SF
2500 SF	\$777,765	311
2800 SF	\$824,765	295
3000 SF	\$864,765	288
3200 SF	\$902,765	282
3600 SF	\$983,765	273
4000 SF	\$1,059,765	265

  

Base interior pricing includes:	SF
<b>Standard interior lot</b>	
2 car garage SF - 21'8" x 21'8" interior ( <b>5' alley loaded</b> )	530
Front Porch SF - standard 8x26	210
Lanai SF - standard 12x25	<u>300</u>
Total SF under roof (non AC)	1040

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

- 1 Plan design/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 std 18"- 24" stemwall foundation on 1st floor (higher stemwalls will incur additional cost)
- 6 Framed 2x6 ext wall construction on 2nd floor - zip system sheathing 2nd floor  
Framed 2x4 interior wall construction 1st & 2nd floor
- 7 Wood joist system 16" - 24" between 1st & 2nd floors per plan
- 8 Exterior finishes are mixture of smooth stucco and cementitious siding w/architectural detail to meet HOA design code requirements.  
Porch columns & beams - Std painted composite wrapped material.  
Shutters not included in base pricing.  
Gutters not included in base pricing.
- 9 Garage interior walls - Painted masonry block
- 10 Termite treatment with one year warranty from date of treatment
- 11 Gas connections: Gas fueled appliance connection fee of \$700/appliance  
Includes 1 connection - tankless hot water unit

- 12 Driveways: Interior/corner lots - Stnd 5'x24' alley loaded driveway to stnd 2 car garage.  
Lakeview lots - Stnd 24'x26' driveway courtyard to stnd 2 car garage
- 12 Brick pavers: Stnd gray mix cement brick pavers - driveway, rear walkways & lanai  
Terra Cotta toned clay 4x8 brick pavers on front porch, steps & front walkway
- 13 Roof: "Landmark" architectural asphalt shingle roof with attic vents
- 14 Soffits: Stnd center vented vinyl soffits  
Open rafter tails not included in base pricing.
- 15 Porch Ceilings: Stnd vinyl plank ceilings on porches and lanai
- 16 Exterior paint: Premium grade fungus resistant Sherwin Williams paints. Includes 2 coats  
Exterior walls - "Super Paint" satin finish exterior paint (1 spray coat + 1 backroll coat) over  
"Loxon" primer coat.  
Exterior trim elements/Garage - Semi-gloss finish
- 17 Fencing/retaining walls not included in base pricing

**B Landscape/Sod/Irrigation**

- 1 Automatic sprinkler system with time clock control (builders standard) to service sod & landscaped area, connect to city reclaim water.
- 2 Landscape allowance for plants, trees, street trees, mulch, lighting, rocks, etc.  
Interior lot - \$5,500 allowance  
Interior corner lot - \$8,000 allowance
- 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:  
Paneled "Plaspro" fiberglass 3/4 light doors (Smooth DRS13080C/L) - 8' door no transom  
Sliding glass doors (if applicable) - PGT SGD5470 white vinyl 2 pane glass
- 3 Windows: "PGT" white vinyl single hung double pane low E windows & screens. Window  
internal grids per plan elevation
- 4 Garage door: Stnd insulated single 8x16 overhead garage door .
- 5 Garage opener: "Liftmaster" 8365 chain drive garage door opener with 2 remotes and MYQ  
app control
- 6 Interior doors: "Masonite" molded 8' interior hollow core doors per plan. Choice of 6 stnd  
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'-4" 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 – Stnd - Stained red oak treads/handrail/newel posts & painted risers. Painted wood  
or metal balusters per plan.
- 5 Drywall with textured knockdown finish on ceilings and orange peel on walls.  
Square edge drywall corner beads.
- 6 Trim:  
Door Casing: Traditional milled painted 3-1/4" casing  
(No casing on windows in stnd price)  
Window sills: Painted wood  
Baseboards: Traditional 5-1/4" x 9/16" milled painted baseboards throughout home  
Crown Molding: Traditional 5-1/4" x 9/16" milled painted crown in living areas & MBR  
(No ceiling treatments/beams/trays in stnd price)
- 7 Interior Paint: "Sherwin Williams" interior 200 series paint - living areas/BR's walls

Flat finish - walls living areas/BRs  
Satin finish - walls baths & laundry (one color all walls)  
Semi-gloss finish - trim (one color all trim)  
Flat finish - ceilings (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 laundry, BRs & baths  
Choice of:
  - Engineered wood - Level 1
  - Floor tile - up to Level 4
  - Luxury Vinyl plank - up to Level 2
- 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 Std glass vanity mirrors in baths.
- 2 Tankless gas hot water single unit (including gas connection fee)
- 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 std oval or rectangle free-standing acrylic tub
- 5 Guest baths - Std enameled polyresin & fiberglass composite tub/shower in guest baths  
Tiled 7' high surround  
Std shower curtain rod in guest bath tub/showers
- 6 Faucet/valves: Choice of std Moen, Kohler or Delta fixtures (chrome or BN finish)  
**Sourced through J&J Design Center**
  - Master Bath -
    - 2 - widespread faucets
    - 1 - Primary shower fixture
    - 1 - Tub filler faucet
  - Guest Baths (each) -
    - 1 - std spread faucet
    - 1 - primary tub/shower fixture
  - Powder Bath -
    - 1 - widespread faucet
  - Std pull out spray SS kitchen faucet
  - Std chrome laundry faucet
- 7 Toilets - Std elongated 2 piece, 1.6 GPF, white, comfort height  
**Sourced through J&J Design Center**
- 8 Sinks: **Sourced through Creative Designs in Kitchen & Baths**
  - Std porcelain under mount bath sinks, choice of linen/white and oval/rectangle
  - Std stainless steel kitchen sink (single or divided bowl)
  - Std Pro flo white acrylic drop in single basin laundry sink

**G Cabinets/Vanities**

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

- 1 Choice of maple, alder or oak stained wood material or painted Door Board material.  
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 Door Board or 6 stain colors on wood.
- 2 Kitchen perimeter: Stnd 42" kitchen upper cabinets, crown molding, 2 pot/pan drawers, refrigerator trim, 2 base cabinet sections with drawer stacks. Other stnd base cabinets with fixed shelving.
- 3 Kitchen Island: Stnd cabinet size 90" L x 24" deep base cabinet run, cabinet base molding and rear of island wrapped with cabinet material. Stnd island countertop size - 96" x 54"
- 4 Master Bath Vanities: Stnd 8' total vanity length, 36" high, base cabinetry with single drawer stack.  
Other Full Baths Vanities: Stnd single 36"- 42" vanity length, 36" high, base cabinetry with single drawer stack.  
Powder Bath Vanity (if applicable): Stnd 36" high base cabinet
- 5 Laundry: Stnd 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: Stnd mica countertops 48" wide.

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

**Sourced through Aggressive Appliances**

Stnd Samsung SS package including appliances below or \$7,800 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 stnd light/fan/bulb packages

**Sourced through J&J Design Center/Lightstyles of Orlando**

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 single wall switch per fixture in BR's, FR & Study.

- 1 - Exterior fan/light outlet with single wall switch (1) lanai

Included in stnd features:

- 2 LED ceiling mount light fixture w/switch:
  - 1 - Laundry room
  - 1 - each walk in closet

- 1 - Walk in pantry
- 2 - garage ceiling strip 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 - Stnd 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

- 1 High efficiency Comfort Maker A/C system (**equal to 16 seer**) with vents in all living areas, BRs, baths, laundry room, walk-in pantry & walk-in closets.
- 2 Insulation in air conditioned space - R-38 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 2nd floor wood frame exterior walls.

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