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## Oakland Park Subdivision

2/20/2020

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

(Estimate only - actual house design, lot conditions and style may impact pricing)

SF - range	<b>Includes Standard Interior Lot</b>		<b>Lot Premiums not included</b>		<b>Includes Standard Lakeview Lot</b>	
	Base Pricing	\$/SF	Base Pricing	\$/SF		
2500 SF and below	\$655,900	262	NA	NA		
2800 SF	\$697,850	249	NA	NA		
3000 SF	\$728,000	242	\$904,000	301		
3200 SF	\$759,140	237	\$934,945	292		
3600 SF	\$825,800	229	\$1,001,610	278		
4000 SF	\$892,475	223	\$1,068,275	267		

Base pricing includes:	SF
<b>Standard interior lot</b>	
2 car garage SF - 21'4" x 21'4" interior (5' alley loaded)	530
Front Porch SF - standard 8x26	210
Lanai SF - standard 12x25	300
Total SF under roof (non AC)	1040

Base pricing includes:	SF
<b>Standard lakeview lot</b>	
2 car garage SF - 21'4"x21'4" interior (courtyard)	530
Front porch SF - standard 8x26	210
Lanai SF - standard 12x25	300
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 stemwall foundation on 1st floor
- 6 Framed 2x6 exterior wall construction on 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 with architectural detail to meet HOA design code requirements
- 9 Garage interior walls - Painted masonry block
- 10 Termite treatment with one year warranty from date of treatment
- 11 Gas connections: Connect gas fueled appliances to gas utility service at fee of \$700/appliance
- 12 Brick pavers: Cement 4x8 brick pavers (standard gray mix colors) on driveway, rear walkways & rear lanai  
Terra Cotta toned clay 4x8 brick pavers on front porch, front steps & front walkway
- 13 Roof: "Landmark" architectural asphalt shingle roof with attic vents
- 14 Soffits: Standard center vented vinyl soffits
- 15 Porch Ceilings: Standard vinyl beadboard ceilings on porches and lanai
- 16 Exterior paint: Premium grade fungus resistant Sherwin Williams paints. Includes 2 coats "Super Paint" satin finish exterior paint (1 spray + 1 backroll) over "Loxon" elastomeric 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 reclaim water. Zoysia sod
- 2 Landscape allowance for plants, trees, street trees, mulch, lighting, rocks, etc.  
Interior lot - \$5,000 allowance  
Corner lot - \$7,500 allowance  
Lakeview lot - \$8,500 allowance

**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: "Amarr Oak Summit" or "Stratford" 2000 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 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'-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 – Standard - 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.  
Choice of square or rounded drywall corner beads.
- 6 Trim:  
Door Casing: Traditional milled painted 3-1/4" casing  
(No casing on windows in base 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 base price)
- 7 Interior Paint: "Sherwin Williams" interior "Resilience" series paint - living areas/BR's walls  
Flat - walls living areas/BRs  
Satin - walls baths & laundry (one color all walls)  
Semi-gloss - trim (one color all trim)  
Flat - 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

Laminate (Mannington Restoration)  
Luxury Vinyl plank (Mannington Adura LVP) - 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 Standard 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 standard oval or rectangle free-standing acrylic tub
- 5 Guest baths - Standard enameled polyresin & fiberglass composite tub/shower in guest baths.  
Tiled 7' high surround  
Standard shower curtain rod in guest bath tub/showers

- 6 Faucet/valves: Choice of standard Moen, Kohler or Delta fixtures (choice of 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 - standard spread faucet  
                              1 - Primary tub/shower fixture

Powder Bath -         1 - 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 stainless steel kitchen sink (single or divided bowl)  
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 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: 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 cabinet size 90" L x 24" deep base cabinet run, cabinet base molding and rear of island wrapped with cabinet material. Standard island countertop size - 93" x 54"
- 4 Master Bath Vanities: Standard 8' total vanity length, 36" high, base cabinetry with single drawer stack.

Other Full Baths Vanities: Standard single 36"- 42" vanity length, 36" high, base cabinetry with single drawer stack.

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 \$7,500 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/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 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:
  - 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 - minimum 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 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.