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Oakland Park Subdivision

Effective 9/12/2020
 Price subject to change

(Estimate only - actual house design, lot conditions and style 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		Includes Standard Lakeview Lot	
	Base Pricing	\$/SF	Base Pricing	\$/SF
2500 SF	\$665,700	266	NA	NA
2800 SF	\$705,390	252	NA	NA
3000 SF	\$736,590	246	\$912,400	304
3200 SF	\$762,390	243	\$938,200	293
3600 SF	\$824,740	234	\$1,000,550	278
4000 SF	\$887,095	222	\$1,062,905	266

Base pricing includes:	SF
Standard interior lot	
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
Standard lakeview lot	
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)

- Plan design/engineering/permit fees/impact fees are included in contract price
- Connection to sanitary sewer system
- Connection to city water
- Florida Green Building Coalition 3rd party certification
- Reinforced concrete masonry construction with stemwall foundation on 1st floor
- Framed 2x6 exterior wall construction on 2nd floor - zip system sheathing on 2nd floor exterior walls
Framed 2x4 interior wall construction 1st & 2nd floor
- Wood joist system 16" - 24" between 1st & 2nd floors per plan
- Exterior finishes are mixture of smooth stucco and cementitious siding with architectural detail to meet HOA design code requirements
- Garage interior walls - Painted masonry block
- Termite treatment with one year warranty from date of treatment
- Gas connections: Connect gas fueled appliances to gas utility service at fee of \$700/appliance
- 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
- Roof: "Landmark" architectural asphalt shingle roof with attic vents
- Soffits: Standard center vented vinyl soffits
- Porch Ceilings: Standard vinyl beadboard ceilings on porches and lanai
- Exterior paint: 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

- Automatic sprinkler system with time clock control (builders standard) to service sod & landscaped area, connect to city reclaim water.
- 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
- Zoysia sod

C Doors/Windows

- Front entry door - "Plastpro" paneled fiberglass 3/4 light door (Smooth DRS13 C/L)
6'8" door with transom above
- 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: Standard 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 36" high base cabinet

- 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 single wall switch per fixture in BR's, FR & Study.
- 1 - Exterior fan/light outlet with single 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 2nd floor wood frame exterior walls.

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

