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Effective 9/16/2020
Pricing subject to change

Blue Springs Reserve Standard Features

Estimate only - actual house design, specific lot conditions and choice of finishes will determine final price
Lots are sold separately. Base building costs do not include lot cost.

<u>Standard porches/garage SF in base pricing</u>	<u>SF Under AC</u>		<u>Base Price/\$</u>	<u>Base Price/SF</u>
2 car garage - 21' x 21' interior (498 SF)	2800	\$	490,000.00	\$175/SF
Front porch - 200 SF (8x25)	3000	\$	521,000.00	\$174/SF
Rear lanai - 288 SF (28x12)	3200	\$	545,000.00	\$170/SF
	3500	\$	581,000.00	\$166/SF

A Exterior (structural/architectural/features)

- 1 Reinforced concrete masonry construction with stemwall foundation on 1st floor.
Framed 2x4 construction on 2nd floor.
- 2 Wood joist system 16" - 20" between 1st & 2nd floors.
- 3 Brick cement paver (standard gray mix) driveway, walkway and rear porch/lanai.
- 4 Brick cement paver(standard gray mix) front porch and steps
- 5 Flat cement tile roof to conform with HOA design standards.
- 6 Mixture of textured stucco exterior finish and cementitious siding with architectural detail to meet HOA HOA design standards.
- 7 Soil and foundation termite treatment with 18 month warranty from treatment date.
- 8 Vinyl vented soffits.
- 9 Vinyl beadboard ceilings on porches and lanai.
- 10 Sherwin Williams exterior paint "satint" finish on exterior walls w/semi-gloss on trim.
- 11 Architect/engineering/permit fees/impact fees are included in contract price.
- 12 Sanitary septic system per plan.
- 13 Connection to city water at property line.
- 14 Connect gas fueled appliances to gas utility service if available or owner provided propane tank.
Charge per connection \$700.

B Landscape/Sod/Irrigation

- 1 Automatic sprinkler system with time clock control (builders standard) to service standard sod and landscaped area, connect to city water service.
- 2 Landscape allowance (\$5,000) for plants, trees, mulch, landscape lighting, rocks, etc.
- 3 Bahia sod 15000 SF allowance

C Doors/Windows

- 1 Paneled 8' fiberglass single front entry door(s) with decorative lights per plan.
- 2 Double pane glass 8' aluminum sliding glass doors to exterior per plan.
- 3 White aluminum single hung, double pane, low E windows & screens. Window internal grid pattern on front elevation per plan.
- 4 8' x 16' insulated overhead garage door.
- 5 Automatic chain drive garage door opener with 2 remotes.
- 6 Molded 8' interior hollow core doors per plan. Choice of 5 standard door styles.
- 7 Door hardware – Kwikset Signature Series front door handset.
Kwikset Signature Series interior door passage/privacy hardware
Choice of coordinating door hinge colors.

D Interior/Finishes/General

- 1 9'4" ceilings main level and 9' on 2nd level
- 2 Closets and pantry per plan with ventilated vinyl coated shelving
- 3 Laundry room with electric washer/dryer hookups, dryer vent to exterior.
- 4 Stairs – Carpeted treads. Painted handrail/newel posts/risers - metal or painted wood balusters

- 5 Interior drywall with textured knockdown finish on ceilings and orange peel finish on walls.
- 6 Trim – Wood window sills
 - Traditional 3-1/4" casing on doors
 - No casing on windows in standard price
 - Traditional 4-1/4" x 9/16" milled baseboards throughout home
 - Crown molding not included in base price
- 8 Interior Paint - Sherwin Williams 200 interior paint living areas/BRs flat & bath walls semi-gloss (single color all walls) - semi-gloss on all trim & doors (single color) – ceiling flat (white). (Charge of \$200 per additional color)
- 9 Owner provided bath vanity mirrors. Contractor will install.

E Flooring/Bath Tile/Kitchen Backsplash Tile (Allowances include tax & freight)

- 1 Flooring main 1st floor living area including foyer, kitchen, halls, DR, FR, study - Standard ceramic tile
- 2 Carpet in bedrooms/closets
- 3 Bath & laundry tile - Standard ceramic tile & standard installation
 - Tiled floors in baths & laundry
 - Tiled wall surrounds (7' high) in M Shower & guest bath tub/showers
- 4 Shower floor M Bath - Standard shower floor tile

F Plumbing/Bath Trim (Allowances include tax & freight)

- 1 Standard composite tub/shower in guest baths.
- 2 Framed 1/4" glass shower door enclosure in Master Bath, choice of frame finish. Tiled 7' high surround.
- 3 Standard elongated 2 piece white/linen comfort height 1.6 GPF toilets
- 4 Standard porcelain under mount bath sinks, choice of linen/white and oval/rectangle
- 5 Standard bath faucets, choice of BN or Chrome
 - Master Bath - 8" widespread faucets (2)
 - Primary shower with standard head
 - Guest Baths - 4" standard spread faucet (1)
 - Primary tub/shower with standard head
 - Powder Bath - 4" standard spread faucet
- 6 Standard pull out spray SS kitchen faucet
- 7 Standard 18 guage stainless steel kitchen sink
- 8 Standard 50 gallon electric hot water heater
- 9 Four (4) exterior hose bibs per plan.

G Cabinets/Vanities

Choice of maple, alder or oak wood material. Choice of 5 standard wood 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 or 6 stain colors.

- 1 Kitchen perimeter: Standard 42" kitchen upper cabinets, crown molding, 2 pot/pan drawers, standard base cabinets with fixed shelving.
- 2 Kitchen Island: Standard size 84" x 42" with 24" deep base cabinets, cabinet base molding and rear of island drywall material
- 3 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
- 4 Laundry cabinetry not included in base price.

- H Countertops
Kitchen & baths - Standard level 1 granite in kitchen and baths

J Appliances

Stainless steel appliance package including:

30" electric range
Microwave oven above range/vented exhaust
24" dishwasher
25 CF refrigerator

Included in standard features:

1/2 HP garbage disposal
water line to refrigerator
exterior vent over kitchen range/microwave

K Electrical/Lighting

- 1 Standard hanging/wall mount light fixtures/fans/bulbs;
Pre-wire & install standard fixtures:
 - 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)
 - 4 - Coach lights on same switch (2) on garage & (2) on front porch façade.
 - Coach light on lanai adjacent to exit doors(1).
 - Interior fan/light outlets with wall switches in BR's, FR & Study.
 - 1 - Exterior fan/light outlet with wall switch (lanai)

- 2 Included in standard features:

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

Garage ceiling fixtures: (2 - 48" LED fixtures)

Recessed ceiling fixtures (LED bulbs):
6 - kitchen
Toilet water closets, showers, tubs per plan
Halls & stairwell per plan.

- 3 Standard 200 amp electric service - switches & outlets per code
 - 4 - Exterior GFI outlets
 - 2 - GFI outlets in garage interior
- 4 Decorative white rocker switches and face plates.
- 5 Total (4) low voltage drops for phone, TV or internet
- 6 Smoke alarms per code.
- 7 Doorbell.
- 8 Standard bath exhaust fans.

L HVAC/Insulation

- 1 High efficiency Comfort Maker A/C system (equal to 15 seer) with vents in all living areas, bedrooms, baths, laundry room, walk-in pantry & walk-in closets.
- 2 Radiant barrier sheathing on all roof areas.
- 3 Insulation in air conditioned space - R-30 attic insulation, R-4.1 foil batt on interior of masonry walls, R-13 batt on any exposed wood frame exterior walls.

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