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Blue Springs Reserve Standard Features

(effective 3/1/2019)

Lot price is not included in base SF pricing below. **Need to add lot price.**

Base SF pricing without lot includes:

	<u>SF Under AC</u>	<u>Base Pricing w/o lot</u>	<u>Price/SF</u>
2 car garage - 21' x 21' interior (498 SF)	2800	\$498,400	\$178
Front porch - 208 SF (8x26)	3200	\$544,000	\$170
Rear lanai - 288 SF (12x24)	3500	\$577,500	\$165
	4000 +	\$640,000	\$160

A Exterior (structural/architectural/features)

- 1 Reinforced concrete masonry construction with stemwall foundation on 1st floor.
Framed 2x6 construction on 2nd floor.
- 2 Wood joist system 16" - 20" between 1st & 2nd floors.
- 3 Brick paver (standard gray mix) driveway, walkway and rear porch/lanai.
- 4 Brick paver (standard gray mix) front porch and steps
- 5 Flat cement tile (FL Vernacular) or barrel tile (Spanish Colonial) to conform with HOA design standards.
- 6 Mixture of textured stucco exterior finish and siding with architectural detail to meet HOA design standards.
- 7 Soil and foundation termite treatment with one year warranty.
- 8 Vinyl vented soffits.
- 9 Vinyl beadboard ceilings on porches and lanai.
- 10 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.
- 11 Plan design/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 front entry door with decorative lights per plan
- 2 Double pane glass 8' sliding doors to exterior per plan.
- 3 White vinyl single hung double pane low E windows & screens. Window internal grid pattern on front elevation per plan.
- 4 8' x 16' Amarr 2000 Oak Summit insulated overhead garage door
- 5 Automatic chain drive Liftmaster 8365 garage door opener with 2 remotes and MY Q interface.
- 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 and laundry tub in cabinet base with 30" uppers per plan.
- 4 Stairs – Stained red oak treads/handrail/newel posts, painted risers, standard metal or 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 base price
 - Traditional 4-1/4" x 9/16" milled baseboards throughout home
 - Traditional 5-1/4" x 9/16" crown molding in living areas & MBR
- 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)

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) - level 1
 Luxury Vinyl plank (Mannington LVP) - 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 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 (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 - 1 - standard spread faucet
 1 - primary tub/shower fixture
 - Powder Bath - 1 - widespread faucet
 (if applicable)
 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 32" 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 or 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, standard base cabinetry with single drawer stack

Other Full Baths Vanities: Standard 36" vanity length, 36" high, standard 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
Pre-wire for fixtures/switches included in package:
1- Foyer hanging fixture
1 - DR hanging fixture
2 - Kitchen island pendants hanging
2 - Master bath vanities wall mount
Guest baths/powder vanities (1 wall mount per bath)
2 - Coach lights on garage
2 - Coach lights on front porch

Interior fan/light outlets with dual wall switches in BRs & FR.

1 - Exterior fan/light outlet with wall switch on 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) LED strips

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**

- 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.