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## Oakland Park Subdivision

Effective 5/10/19

### Base pricing on standard lot - custom design/build

<u>SF - range</u>	<u>Includes Standard Interior Lot</u>	<u>Lot Premiums not included</u>	<u>Includes Standard Lakeview Lot</u>	<u>\$/SF</u>
	<u>Base Pricing</u>		<u>Base Pricing</u>	
2500 SF and below	\$626,000+	250+	NA	NA
2800 SF	\$663,000+	237+	\$794,000+	284+
3200 SF	\$694,000+	217+	\$825,000+	258+
3600 SF	\$756,000+	210+	\$886,000+	246+
4000 SF	\$823,000+	206+	\$954,000+	238+

  

<u>Base pricing includes:</u>	<u>SF</u>	<u>Base pricing includes:</u>	<u>SF</u>
<b>Standard interior lot</b>		<b>Standard lakeview lot</b>	
2 car garage SF - 21x21 interior (5' alley loaded)	498	2 car garage SF - 21x21 interior (courtyard)	498
Front Porch SF - standard 8x26	208	Front porch SF - standard 8x26	208
Lanai SF - standard 12x24	<u>288</u>	Lanai SF - standard 12x24	<u>288</u>
Total SF under roof (non AC)	994	Total SF under roof (non AC)	994

#### 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 construction on 2nd floor.
- Wood joist system 16" - 20" 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.
- 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, walkways, porches, steps and rear lanai.
- 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 (\$5,000) for plants, trees, street trees, mulch, lighting, rocks, etc.
- Zoysia sod

#### C Doors/Windows

- Front entry door - "Plaspro" 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
- Windows: "PGT" white vinyl single hung double pane low E windows & screens. Window internal grids per plan elevation
- Garage door: "Amarr Oak Summit" 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' 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.
  - Standard - "WM Coffman" Supplier
  - Handrail - C-6010 or C-6010P (ADA compliant)
  - Baluster choice wood or metal:
    - Wood - 1-1/4" - Traditional Series (Pin top - C-5015, C-5040, C-5610)
    - 1-1/4" - Traditional Series (Square top - C-5067, C5070)
    - 1-1/4" - Craftsman Series (Square Top - C-5060)
    - Metal - Iron Collection - 1/2" Twist & Basket Series
    - 1/2" Versatile Series
  - Newel post choice -
    - Wood - 3" Traditional Series ( Pin top - C-4010, C-4030)
    - Traditional Series (Square top - C-4040, C-4540, C4055, C-4540BT)
    - Craftsman Series (Square top - C4074)
  - Box newel post choice -
    - Wood - 4-1/2" Box Newel Series (C-4695, C-4695F, C-4695RP, C-4691FP, C-4690 Mission)
  - Tread/railing stain color - Choice of stain color
- 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 3-1/4" casing (No casing on windows in base price)
  - Window sills: Painted wood
  - Baseboards: Traditional 5-1/4" x 9/16" milled baseboards throughout home
  - Crown Molding: Traditional 5-1/4" x 9/16" milled crown in living areas & MBR
  - (No ceiling treatments/beams/trays in base price)
- 7 Interior Paint: "Sherwin Williams" interior 200 series paint - living areas/BR's walls flat bath walls satin (one color all walls), semi-gloss on all trim & doors (one color all trim), ceiling flat (white). (Charge of \$200 for each additional color)

**E Flooring/Bath Tile/Kitchen Backsplash Tile - (includes installation, tax, freight)**

- 1 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 unit
- 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 quest 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.