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Garden West
Custom Design/Build Homes

Effective 3/20/2021

**Pricing subject to change due to market conditions
 and may vary prior to execution of a sales contract**

(Estimate only - actual house design, lot conditions and style will determine pricing)

Typical base pricing includes a standard lot for custom design/build

Lot premiums not included in estimated base pricing

SF - range	<u>Standard Lot</u>	
	<u>Base Pricing</u>	<u>\$/SF</u>
2000 SF	\$715,000.00	358
2500 SF	\$797,500.00	319
2800 SF	\$830,500.00	297
3000 SF	\$863,500.00	288

Base pricing includes: **SF**

A	<u>Standard lot</u>	
	2 car garage SF - 21x21 interior	498
	Front Porch SF - standard 8x26	208
	Lanai SF - standard 12x24	<u>288</u>
	Total SF under roof (non AC)	994

B **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 Reinforced concrete masonry construction with stemwall foundation on 1st floor.
- 5 Framed 2x6 exterior wall construction on 2nd floor.
- 6 Wood joist system 16" - 20" between 1st & 2nd floors per plan.
- 7 Exterior finishes are mixture of smooth stucco and cementitious siding with architectural detail to meet HOA design code requirements.
- 8 Garage interior walls - Painted masonry block
- 9 Termite treatment with one year warranty.
- 10 Gas connections: Connect gas fueled appliances to gas utility service at fee of \$700/appliance.
- 11 Brick pavers: Cement 4x8 brick pavers (standard gray mix colors) on driveway courtyard pads, walkways, porches, steps and rear lanai.
Concrete ribbon driveways to garages in rear of property. Terminate at driveway courtyard pad.
- 12 Roof: "Landmark" architectural asphalt shingle roof with off ridge attic vents
- 13 Soffits: Standard center vented vinyl soffits
- 14 Porch Ceilings: Standard vinyl beadboard ceilings on porches and lanai.
- 15 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.

C Landscape/Sod/Irrigation

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

D 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 - "Plastpro" paneled fiberglass 3/4 light doors (Smooth DRS13080 C/L) 8' door no transom above
Sliding glass doors (if applicable) - PGT SGD5470 white vinyl 2 pane sliding glass doors
- 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" 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.

E Interior/Finishes/General

- 1 9'4" 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.
Tread/railing stain color - Choice of stain color
- 5 Drywall with textured knockdown finish on ceilings and orange peel on walls.
Square or rounded drywall corner beads.
- 6 Trim:
Door Casing: Traditional 3-1/4" casing
Window casing not included in base pricing
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" crown in living areas & MBR
Ceiling treatments/beams/trays not included in base pricing
- 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)

F 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 & baths
Choice of:
Engineered wood - Level 1
Floor tile - up to Level 4
Laminate (Mannington Restoration) - Level 1
Luxury Vinyl plank (Mannington 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

G 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 - Standard freestanding acrylic tub
- 5 Guest baths - Standard 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 (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

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

H 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 93"x54" island countertop size.
- 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.

I 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.

J 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
Refrigerator

Included:

Plumb for ice/water line to refrigerator
Vent to exterior over cooktop or range
1/2 HP garbage disposal

K 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.

- 1 - Exterior fan/light outlet with wall switch (1) 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 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 - 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.

L 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.