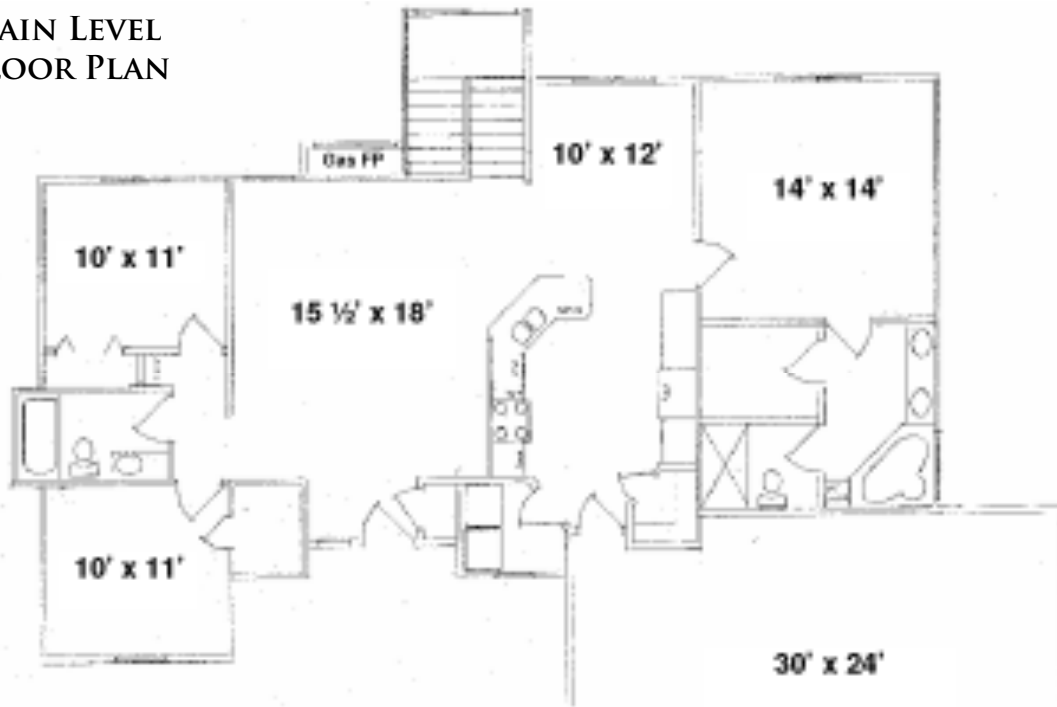


# The Southwind



MAIN LEVEL  
FLOOR PLAN



# The Southwind

1,500 SQ FT



## Southwind STANDARD FEATURES

DAMP PROOFING WITH DRAIN TILE INSIDE AND OUTSIDE  
TRUSS ROOF: 7/16" OSB SHEETING, HERITAGE II SHINGLES, 30-LBS FELT  
ENGINEERED FLOOR SYSTEM: 3/4" T&G OSB SHEETING, GLUED VINYL WINDOWS  
GARAGE/HOUSE WALLS AND CEILINGS: 5/8" ROCK, FIRE TAPED  
STANDARD GARAGE: 20' X 22' (440 SQ FT)  
DRIVEWAY: 18'-WIDE FROM GARAGE TO STREET, 4' SIDEWALKS  
INSULATION: R-30 IN ATTIC, R-15 IN WALLS + FOAM AND SEALANT  
HVAC: COLEMAN 80% AFUE GAS FURNACE, 13 SEER AIR CONDITIONER  
PLUMBING: DELTA SINGLE-HANDLE FAUCETS, STAINLESS STEEL KITCHEN SINK  
DISPOSAL W/POLY WATER LINE + CONVENIENT MANNA BLOCK SYSTEM  
40-GALLON GAS HOT WATER TANK  
ELECTRICAL: 200 AMP, 2 OUTSIDE RECEPTACLES, 3 PHONE OUTLETS, 3 TV OUTLETS  
INTERIOR WALLS: SMOOTH FINISH, ROUND OUTSIDE CORNERS, FLAT LATEX  
ACOUSTICAL TEXTURED CEILING  
CLOSET SYSTEMS: JOB BUILT, PARTICLE BOARD SHELVES WITH OAK FACING  
WINDOW WELL: 1 EGRESS WINDOW  
EXTERIOR: 7/16" BOXING, BRICK AS PER PLANS, SUPERIOR CONCRETE SIDING, CHOICE OF COLOR  
GUTTERING: 4" ALUMINUM, SEAMLESS  
PATIO: 10' X 12' CONCRETE  
YARD AND LANDSCAPING: (NONE) – DRAINAGE GRADE



## Southwind ALLOWANCES

APPLIANCES: \$1,000	BACK SPLASH: \$6/SQ FT
LIGHTING: \$1,500	FLOOR COVERING: \$19/SQ FT
RECESSED CANS: \$45 EACH	LAMINATE FLOORING: \$7/SQ FT
COUNTER TOP: \$6/SQ FT	WOOD FLOORING: \$9/SQ FT
ENTRY FLOOR: \$8/SQ FT	



## Southwind OPTIONS

FIREPLACE: \$2,250  
WHIRLPOOL TUB (MASTER BATH) + 50-GAL HW TANK: \$1,750  
GLASS BLOCK OVER TUB (MASTER BATH): \$625  
VAULTED CEILING (KIT/DIN/LIV) W/PLANT LEDGES: \$925  
3-CAR GARAGE (10' X 21') + 10' X 45' DRIVEWAY: \$6,850  
ADDITIONAL GARAGE: \$32.75/SQ FT  
ADDITIONAL PATIO: \$4.30/SQ FT  
COVERED BACK PATIO: \$15/SQ FT  
UNDER-COUNTER KITCHEN LIGHTS: \$65/EACH  
FULL SHELVES, LOWER KITCHEN CABINETS: \$100  
OAK-WRAPPED WINDOW TRIM: \$65/WINDOW  
SHEET ROCK GARAGE WALLS (FINISHED/PAINTED): \$1,850  
LANDSCAPING (SOD FRT, SEED BACK, SPRINKLER SYS): \$6,900  
BASEMENT VIEW-OUT WINDOWS \$520/EACH X 4  
BASEMENT RECREATION ROOM: \$8,900  
BASEMENT BEDROOM #4/OFFICE/STUDY: \$2,950

STAIR RAILING (LIVING ROOM): \$375  
DOUBLE SINK (MASTER BATH): \$350  
42" X 10" GLASS BLOCK IN BATH: \$270  
VAULTED CEILING (MASTER BED): \$275  
SIDE GARAGE DOOR (2'8"): \$350  
GARAGE DOOR OPENER: \$375/EACH  
WOOD DECK: \$12/SQ FT  
NO-STEP ENTRY: \$475  
KITCHEN CROWN MOLDING: \$15/LIN FT  
STONE CORNERS: \$750  
CEILING SPLATTER TEXTURE+PAINT: \$525  
POCKET DOORS: \$275/EACH  
TERMITE GROUND KILL: \$325  
WINDOW WELL W/4'X4' WINDOW: \$970  
BASEMENT BATHROOM: \$3,250  
BASEMENT BEDROOM #5: \$2,950