

# The Sawgrass

## 4,060 S.F. Living Area

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# Features

## Construction Features

- Reinforced concrete slab with vapor barrier
- Termite treated slab with warranty
- Concrete block masonry on first floor with wood frame construction on second floor
- Engineered roof trusses
- C P V C piping

## Custom Exterior Features

- Covered Lanai
- Cementitious exterior finish with decorative raised banding per elevation
- ½" x 4x8 CDX 4-ply Plywood Roof sheathing
- 30 Year GAF dimensional shingle roof
- Cedar Fascia trim with aluminum soffit
- 6 Panel entry door
- Entry door deadbolt lock
- Raised panel overhead garage door
- Landscape includes Flortam sod professionally designed plant and tree Package and lawn irrigation system
- Designer mailbox
- Interlocking pavers at driveway, walkway and entry
- Hurricane shutters designed for each opening
- 3 exterior hose bibs
- All water and sewer connections
- All construction surveys
- Enrollment in 2-10 Home Buyers Warranty Program

## Designer Features

- Volume Couffered Ceilings
- "Orange Peel" drywall finish over all walls
- Spanish Lace ceilings
- 50 gallon water heater
- Stain resistant carpet in wide selection of colors
- Colonial interior doors with Schlage hardware
- 5 ¼" colonial base and 2 ¼" colonial door casing
- Ventilated vinyl closet shelving
- Laundry tub in base cabinet per plan
- Flat interior paint on wall
- Matching semi-gloss enamel on trim
- Marble window sills
- Ceramic tile floor in Foyer, Kitchen, Breakfast Nook, Utility Room, Master Bath And secondary Baths
- Wrought Iron Balusters

## Kitchen Features

- 1 ¼" Granite Counter tops in Kitchen
- Mid Continent wood cabinets, Hartford Style with full overlay in maple or cherry
- "Soft close" Cabinet Drawers
- Kitchen upper cabinets with variable heights
- Kitchen cabinets include tilt-out sink trays and pull-out trash bin
- Stainless steel under-mount sink
- Icemaker Line
- Tumble marble backsplash

## Kitchen Features Continued

- Undermount lighting through-out kitchen
- Kenmore Elite Stainless steel appliance package includes Oven Microwave, Dishwasher, and 5 Burner Black Glass Cooktop
- ½ Hp Badger garbage disposal

## Custom Bath Features

- Mid-Continent wood cabinets in all baths
- Ceramic tile for tub and shower areas all baths, choice of colors and size
- Elongater, water saver commodes
- Chrome Moen Faucets in all secondary baths (L64621)
- Dual porcelain over steel sinks in all secondary baths: choice of bone or white
- 36" high vanities throughout
- Corian countertops (level 1 or 2) with under-mount sinks

## Custom Master Bath Features

- 1 ¼ Granite Counter Tops with undermount sinks
- Mid-Continent wood cabinets, Hartford style with full overlay in maple or cherry
- "Soft close" cabinet drawers
- Garden soaking tub
- Enclosed water closet
- Moen faucets
- Glass shower enclosure in master bath

## Energy Saving Features

- Low "E" insulated double pane glass at all windows & sliding glass doors
- 14 seer HVAC System with programmable thermostat
- R-30 blown ceiling insulation
- ¾" Rigid foam insulation on block wall
- R-11 2x4 Frame walls or R-19 2x6 walls
- All penetrations into un-air conditioned space must be sealed with spray foam
- All CAN lights must be IC/AT rated
- All duct work must be sealed using mastic at all joints
- All testing and certification done by third party

## Electrical Features

- Six (6) RG-6 cable television prewires; choice of locations
- Six (6) Cat-5 telephone prewires; choice of locations
- Braced ceiling fan prewires with switches all bedrooms and family room
- ½ HP garage door opener with safety sensor and two remotes
- on double garage; garage Door opener pre-wire on third car garage per plan
- Decora rocker switches
- Smoke detectors
- 200 amp service
- Three (3) GFI exterior electrical outlets
- Electric door bell
- Can lighting



Elevation A



Elevation B



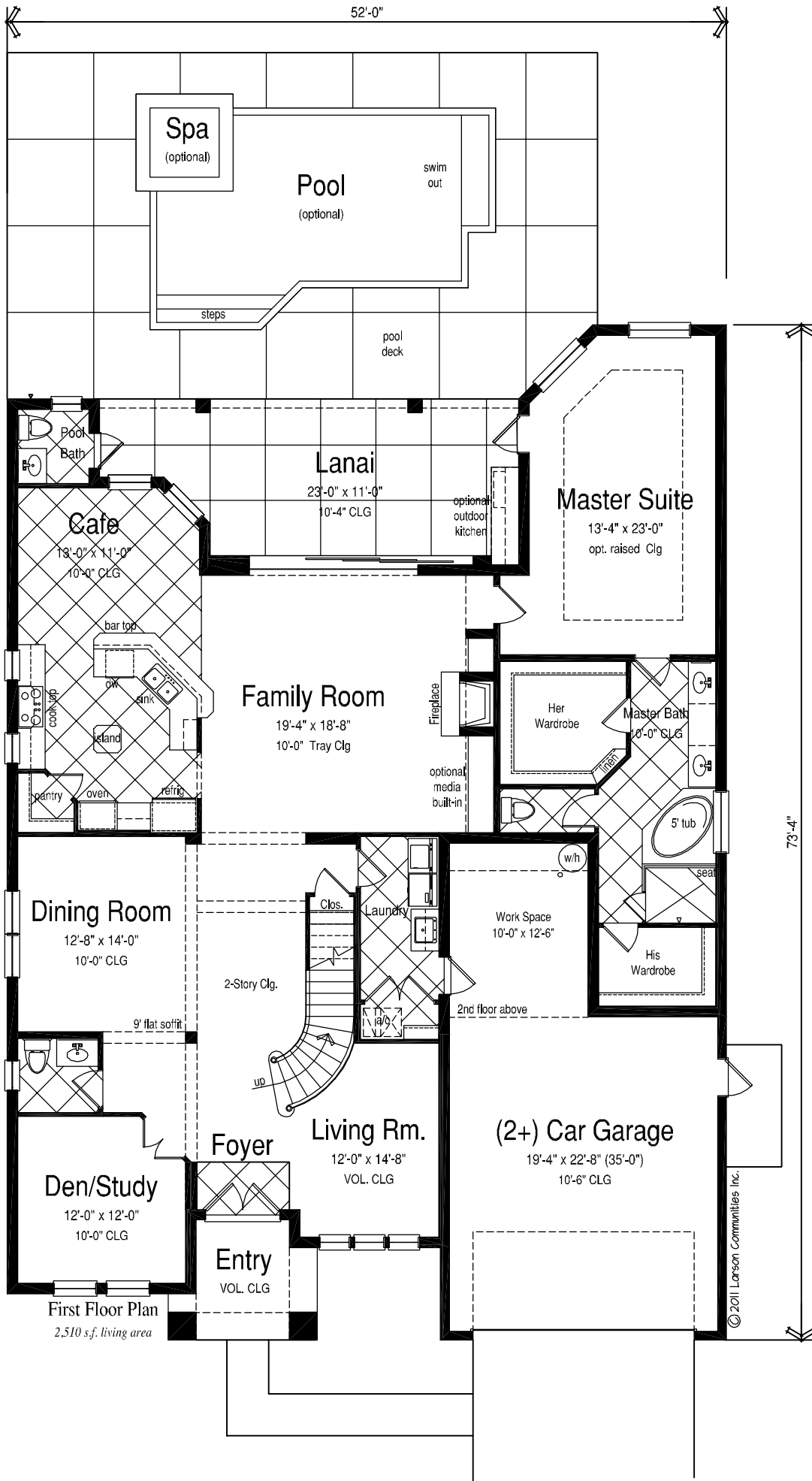
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Elevation A



Elevation B

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