

Gulf Home Builders, Inc.

License # CRC 1327301 CBC 1260985 QB 60234

1319 Norwalk Terrace, Port Charlotte, FL 33953

Model Home: 195 Harbor Blvd, Port Charlotte, FL 33954

Telephone: 941-258-3739 Fax: 941-258-3738

Email: gulfhomebuilders@centurylink.net gulfhomejanice@gmail.com

INCLUDED FEATURES

KEY LARGO-\$199,700

1577 living sq.ft. 2197 total sq. ft.

INTERIOR INCLUDED FEATURES

1. 50 gallon water heater
2. 5 & 1/4" base-boards
3. 2 & 1/4" casing on 6'8" doors
4. Marble window sills.
5. 3 colors of paint-ceiling, wall, trim colors
6. R 30 insulation in ceiling; Celetex on exterior block wall
7. Pre-wired phone jacks
8. Pre-wired ceiling fans
9. Pre-wired TV outlets
10. Finished garage walls
11. Insulated garage door and opener with 2 remotes & garage door key pad
12. Energy efficient 15/16 seer A/C w. heat pump
13. Cabinetry allowance Kitchen, both Bathrooms-\$7500.00
14. Level 1 Granite counters-Kitchen, both Bathrooms—\$3600 allowance
15. Luxart fixtures, undermount sinks
16. Appliance allowance—**\$2500.00** (Refrigerator, Range, Vented Microwave Oven, & Dishwasher.)
17. Vented Hood for microwave oven
18. **Ceramic wall tile in shower and tub for both Bathrooms-(\$1.00 sq.ft allowance)**
19. **Ceramic tile allowance-material 1.00 sq.ft.**
20. Laundry tub in laundry room/garage
21. Lighting package: can lights kitchen, rope lighting, ceiling fans, exterior lights, chandelier in dining room/breakfast nook \$800.00 allowance

EXTERIOR INCLUDED FEATURES

1. Lot clear, fill \$13,500 allowance—based on a single lot; (For two lots add \$13,500 to price of \$196,000)
2. Concrete block construction
3. Textured stucco, stucco bands as per plan
4. Exterior stucco application on ceilings
5. Waterproof electrical outlets
6. Mailbox
7. **Double pane windows**
8. **Steel storm shutter protection**
9. Sod Allowance of \$2,400
10. Landscape Allowance of \$800 (includes \$500 tree buyout for Charlotte County)
11. 2 colors of paint
12. 2 car garage per plan specifications
13. 3 hose bibs
14. 2 weather-proof outlets
15. Culvert pipe for driveway
16. All Site & final surveys
17. Insect pre-treatment prior to concrete installation
18. County Water connection or Well pkg allowance \$5000(well, pump, drilling) Add \$6000-\$7000 to base price for Reverse Osmosis System.
19. Septic/Sewer \$5500 allowance.
20. Building permit & Impact fees
21. Builder's Risk Policy
22. Screened lanai
23. Full impact rating on home
24. **Aluminum Soffit and Fascia**
25. **5" gutter, 2 downspouts on the front of the residence**