

# Quality Included Features

Models Fully Customizable

· **CAPITOL** ·  
BUILDING & CONSTRUCTION CO

Lic # CGC1513420

## ENGINEERING AND SITE

Land Graded and Filled for standard, x-zone,  
80'x125' home site, per Builder's Inspection  
Concrete entry walk & 16' wide driveway w/culvert pipe  
**Charlotte County Building Permit**  
**Charlotte County Impact Fees**  
**Charlotte County Utilities Water Connection**  
**Charlotte County Utilities Standard Sewer Connection**  
**Vacant Lot Survey, Site Plan, Final Survey**  
Engineering Certification for 160 mph wind zone  
by State Certified Engineer  
Energy Calculations. Soil Compaction Test

## STRUCTURAL

Subterranean Termite Soil Treatment  
Steel Reinforced Concrete Footers  
**Reinforced Concrete Slab with Vapor Barrier**  
**Concrete Block Construction exterior walls**  
**Steel Reinforced Concrete Lintel**  
Interior 2"x4" Framed Walls. 16" on center  
Engineered Wood Roof Trusses. OSB Sheathing

## EXTERIOR

**Architectural Dimensional Roof Shingles**  
Soffit and Ridge Vent Attic Ventilation  
Aluminum Fascia and Vented Soffit  
**Gutters installed on Front Facade of home**  
Cementitious Stucco Finish  
Raised Stucco Trim on front facade  
Exterior painted to owner's desire using 3 color method  
Choice of Front Facade Styles, per plan  
**Front of Home Landscaping Package**  
**Bahia Sod and Tree Points for 80'x125' home site**

## INTERIOR

**Volume Ceilings, per plan**  
**Coffered Ceilings, per plan**  
**Ceramic Tile floors**  
Knock-Down Drywall Texture  
Interior Paint, Two Coats  
One Color Flat Paint on walls  
Semi-Gloss White Paint on trim and doors  
Flat White Paint on ceilings  
Pull Down Stair Garage Attic Access  
Vinyl Covered Ventilated Closet Shelving  
**Energy Efficient R-30 Ceiling Insulation** over  
air conditioned living space  
R-5 on exterior walls. R-13 between garage and home  
**5 1/4" Trim Baseboards**  
**Marble or Travertine Interior Window Sills**

**Floridian**  
REALTY SERVICES, LLC

## DOORS AND WINDOWS

**Aluminum Dual Pane Low-e Windows w/Screens**  
Windows and Glass Doors protected by Storm Shutters  
**Raised Panel Interior Doors. 6'8" and 8' per plan**  
Brushed Nickel Door Hardware including Lever Handles  
**Fiberglass Exterior Doors, 6'8" or 8', with Deadbolts**  
**Paneled Steel Garage Door, 7' or 8' per plan**  
**Automatic Garage Door Opener**

## KITCHEN

**Raised Panel Wood Cabinets with Hardware**  
**Granite Countertops. Stainless Under Mount Sink**  
Closet Pantry, Counter Height Bar, Garbage Disposal  
**Double Door Refrigerator, Smooth Top Range,**  
**Microwave Hood, and Dishwasher**  
**Energy Star. Choice of Stainless Steel, Black, or White**

## BATHS

Adult Height Raised Panel Wood Cabinets with Hardware  
**Granite Countertops. Under Mount Ceramic Sinks**  
Cement Board in shower and tub tile areas  
**Ceramic Tile, with Accent Band, in shower and tub**  
Shower Seat, per plan. Tub in guest bath  
Vanity Mirrors. Medicine Cabinets. Ceramic Soap Dishes  
Brushed Nickel Towel Bars and Paper Holders

## PLUMBING

Brushed Nickel Fixtures in kitchen and baths  
**PEX Waterlines plumbed overhead. PVC Sewer Lines**  
Elongated Toilets  
Three Outside Hose Bibs  
50 Gallon Water Heater. Laundry Sink  
Plumbing Hook-up for Washer. Refrigerator Water Line

## ELECTRICAL

**200 AMP Electric Service**  
**Ceiling Fans and/or Light Fixture allowance, per plan**  
Rocker Style interior switches. Copper Wiring  
Hardwired Smoke Detectors with battery back-up  
Washer & Dryer Electrical Hook-ups  
Pre-wire for Coaxial Cable (5) and Telephone (2)  
GFI Outlets in all wet areas and exterior, per plan  
Front Door Chime

## HEATING, VENTILATION, A/C

**16 SEER Air Conditioning System**  
Digital Thermostat  
All Ducting is Insulated and Mastic Sealed  
**Ducted Returns in bedrooms**  
Exhaust Fans in bathrooms. Dryer Vent to exterior

941-548-2454

FloridaNewHouse.com

Standard features list is subject to change without notice. Features subject to per plan variations. We reserve the right to substitute materials for the like kind. Front of home will be placed at the minimum required front setback. Power pole provider requirements may necessitate an extended service at an extra cost to buyer. Charlotte County location. 3/1/17.