

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
Under Roof Lanai with Ceiling Fan
Front of Home Landscaping Package
Bahia Sod and Tree Points for 80'x125' home site

INTERIOR

Volume Ceilings, per plan
Coffered Ceilings, per plan
Porcelain Glazed Tile Flooring throughout
Knock-Down Drywall Texture
Interior Paint: 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

IMPACT Glass Aluminum Dual Pane Low-e Windows
Glass Doors protected by Storm Shutters
Raised Panel Interior Doors. 6'8" or 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
FRENCH 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
Tiled shower and tub surrounds, with Accent Band
Master Bath 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 Fixtures, 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

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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, water/sewer location. 4/15/18.