

# Gulf Home Builders, Inc.

License # CRC 1327301 CBC 1260985 QB 60234

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## INCLUDED FEATURES BASE KEY LARGO

**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—\$3800 allowance
15. Plumbing 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 \$1000.00 allowance

### EXTERIOR INCLUDED FEATURES

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