



*"Your Dream Starts Here"*

## The Gulfwind Homes Signature Pledge Your Peace of Mind Builder Program

- 10 year Transferable Structural Warranty for your peace of mind and added resale
- Home Builder's 1 Year Warranty & 2 Years on defects in; wiring, piping, electrical, plumbing, heating, cooling, ventilating and mechanical systems.
- Personal design consultation at our Design Center
- Pre-Construction meeting with your Personal Construction Manager
- New Home Orientation prior to closing

## Included Features

### Quality Exteriors

- 30-year architectural shingle roof
- 24-gauge corrugated steel shutters provided for all non-impact exterior glass
- Impact glass on front windows and front doors\*
- Low E insulated windows
- Fiberglass front entry door\*
- Sherwin Williams exterior paint
- Textured stucco exterior wall finish with decorative banding\*
- Garage door with automatic garage door opener & two remotes
- 3rd car garage is prewired for door opener\*
- Coach lights on garage\*
- 200 amp electrical service
- Floratam sod
- Professionally designed landscape package
- Kwikset entry door hardware\*

### Quality Interiors

- Choice of Sherwin Williams decorative paint colors
- 6-Panel textured finish doors per plan, with 2 1/4" colonial casing\*
- 3 1/4" colonial baseboards
- Shaw large format ceramic tile flooring in foyer, kitchen, nook, laundry room and bathrooms
- Kwikset door levers in brushed nickel
- Ball catch closet doors\*
- Decorative fixtures in Breakfast Nook, Dining Room and Foyer\*
- Ceiling Fan pre-wires\*
- White Decora light switches
- Travertine window sills on all windows
- Shaw carpeting over 6lb pad
- Wall mounted laundry tubs\*
- Rounded corner bead
- Spanish lace ceilings
- Orange peel interior wall texture

### Dream Kitchen

- Custom wood cabinetry with crown molding
- Granite countertops with 4" backsplash
- Stainless steel double bowl kitchen sink
- Moen faucet
- G.E. stainless steel designer kitchen package
- Ice-maker line to refrigerator
- 1/2 HP food disposal
- Prewired for under cabinet lighting in kitchen\*
- Pendant lighting prewire over kitchen island\*

### Luxurious Owner's Retreat & Baths

- Custom wood cabinetry throughout
- Moen fixture package
- Executive-height vanities in all baths (36") with mirrors
- Shaw large format ceramic wall tile in all baths, showers include floor to ceiling wall tile
- Granite countertops in all baths
- Elongated water saver commode
- Chrome glass shower enclosure in master bath

### Safety, Energy & Economy

- Built in tube system for pest control in walls
- Low E insulated windows
- R-30 Insulation in ceilings above air-conditioned living space
- High efficiency HVAC system
- Programmable thermostat
- CO2 and smoke detectors hardwired with battery back-up for safety and peace-of-mind
- Pre-plumbed for water softener
- Security system with sensors on all doors and windows (complete home) and 1 keypad
- Weather sensing irrigation system
- Optional gas package available, includes:
  - Underground LP tank
  - Tankless gas water heater
  - 4 standard connections

\*Per Plan



Prices may not include lot premiums, upgrades and options. Community Association and other fees may be required. Prices, promotions, incentives, features, options, amenities, floor plans, elevations, designs, materials and dimensions are subject to change without notice. Square footage and dimensions are estimated and may vary in actual construction. Community improvements and recreational features and amenities described are based upon current development plans with which are subject to change and which are under no obligation to be completed. Actual position of house on lot will be determined by the site plan and plot plan. Floor plans and elevations are artist's conception and are not intended to show specific detailing. Floor plans and elevation are an artist's concept only and are subject to change without prior notice. Water retention or "wet" areas are artist's conception and are not intended to show exact location or size, and are not intended to show specific detailing or indicate the area is always wet. See builder for actual detailed landscape and plans. Current as of 11.13.19. ©2019 Gulfwind Homes

