



“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 for defects in materials and workmanship and 2 Year Warranty for defects in electrical, plumbing and mechanical systems
- Personal design consultation at our Design Center
- New Home Orientation prior to closing

Included Features

Natural Gas Community

Quality Exteriors

- 30 year architectural shingles
- All impact rated Low E insulated windows throughout
- Impact rated frosted glass front entry door
- Kwikset entry door hardware with deadbolt lock
- Sherwin Williams paint
- Textured stucco wall finish exterior with raised banding and hardie board 2nd floor.
- Garage door with automatic garage door opener & two remotes
- Coach light on garage
- Acrylic finish on front entry & covered lanai
- 200 amp electrical service
- Floratam sod
- Professionally designed landscape package
- Two exterior hose bibs
- Two weatherproof exterior electrical outlets
- Built in tube system for pest control in walls

Quality Interiors

- Sherwin Williams paint
- Designer six panel wood grain interior doors with 2 1/4" colonial casing
- 5 1/4" colonial baseboards
- Shaw large format tile flooring in foyer, kitchen, laundry room and bathrooms
- Kwikset door levers
- Decorative fixtures throughout
- Ceiling fan pre-wires in Family Room and Bedrooms
- White Decora light switches
- Solid surface sills on all windows
- Closet Maid "Free slide" vinyl coated wire shelving in all closets
- Shaw carpeting over 7/16" 6lb pad
- Half-wall carpeted staircase
- Four (4) RG6 coaxial cable outlets
- Four (4) CAT5e phone jacks
- Drop zone with full upper and lower cabinets
- Rounded corner bead
- Spanish lace ceilings
- Orange peel interior wall texture

Dream Kitchen

- Custom cabinetry 36" uppers
- Granite countertops with 4" backsplash
- Large island with 12" overhang and drywall backing
- Pre-wired for under cabinet lighting
- Stainless steel double bowl drop-in kitchen sink
- Moen stainless steel faucet
- GE gas range, microwave and dishwasher in stainless steel
- Ice-maker line
- 1/2 HP food disposal
- Recessed lighting in kitchen

Luxurious Owner's Retreat & Baths

- Custom Cabinetry throughout
- Moen chrome fixtures in all baths
- Executive-height vanities in all baths (36") with mirrors
- Shaw large format tile in Master Suite and all Baths
- Showers include floor to ceiling wall tile
- Granite countertops in all baths
- Elongated water-saver commode
- Top mounted oval sinks
- Chrome glass shower enclosure in Master Suite

Safety, Energy & Economy

- R-30 insulation in ceilings above air-conditioned living space
- High efficiency HVAC system
- Tankless gas water heater
- CO2 and smoke detectors hardwired w/battery back-up for safety and peace-of-mind
- Security system with sensors on all doors and windows (complete home) and one keypad
- Programmable thermostat
- Dryer hook up for gas or electric
- Pre-Plumbed for water softener



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 10.17.19. ©2019 Gulfwind Homes