

## Casa DeBella Specifications

### Land

- Land Preparation (standard clearing and up to 40 loads of fill and up to 3 block stemwall on a standard 80' x 125' lot pending inspection)
- Culvert under drive as needed
- Impact fees, surveys, paver driveway and walks on a standard 80' x 125' lot
- Landscaping package with Floratam sod, 2-3 shade trees and 20 shrubs and irrigation

### Foundation, Block, Tie Beam and Framing

- Steel reinforced concrete block stem wall construction
- Certified pre-treatment of soil under slab plus 6mil moisture barrier
- Steel reinforced concrete block and tie beam construction
- 8" x 16" poured concrete tie beams unless otherwise noted
- Engineered Roof Trusses

### Exterior Features

- Low E 70 PGT Impact Windows and Sliders with solar tint
- Impact Front Door
- Gutters and downspouts around the entire house and garage
- Steel engineered garage door(s) with garage openers and keypad
- Tile roof
- Roof ridge vent attic ventilation system
- Ventilated white or bronze aluminum soffit and fascia
- Exterior coach lights
- White or brown aluminum window frames
- Connection to central water and sewer as applicable

## Interior Features

- Finished Garage Interior
- Pull down attic access in garage
- Knockdown textured finish on walls and ceilings
- Kwikset door handles
- All windows and slider opening trimmed with wood sills
- Tile floor allowance of \$3.00sqft for all main living areas and bathrooms (excludes bedrooms)
- Wall to wall stain resistant carpet and pad in bedrooms (choice of color)
- Wood shelving in all closets
- Sherwin Williams interior and exterior paint
- Single and double tray ceilings
- Floor to ceiling Miter Glass Breakfast Nook
- Up to Level 5 granite in kitchen and bath with full granite backsplash in kitchen
- 5 ¼ inch baseboard and 2 ¼ inch trim moldings
- Crown moldings in every single room and every tray ceiling
- 50 Gallon Water Heater
- Dual Zone A/C system (1- 3.5ton/16 seer (Rheem) and 1-2ton/16seer (Rheem))

## Kitchen And Bath Features

- Single lever faucets in kitchen and baths
- Stainless steel double bowl kitchen sink
- Moen or equivalent plumbing fixtures
- Full width mirrors over bathroom vanities
- Tile allowance for bathroom walls (\$3.99sqft.)
- Wood cabinets with soft close drawers and cabs with 42" uppers with top and bottom rail and LED under mount lighting

- 36" bathroom vanities
- Exhaust fans per code
- Elongated Toilets

#### Electrical Features

- Décor Light switches
- Doorbell
- Smoke detectors installed per code
- 200 AMP electrical service
- Fans and lighting fixtures (\$4500 allowance)

#### Appliance Package

- Whirlpool side by side with ice maker refrigerator
- Whirlpool induction cooktop
- Whirlpool wall oven with microwave
- Whirlpool dishwasher
- Whirlpool washer/dryer (model numbers are available)

#### Warranty

- 2-10 home buyers warranty

\*\*\*\*Please Note\*\*\*\* SW Florida Dream Homes reserves the right to substitute material of equal or greater quality. All dimensions are approximate. Features are subject to change without notice.