

Presented By:

# The Stella - Signature Series

Living Area 1641 – Total Area 2592



Modern Elevation



Mediterranean Elevation

## Exterior Feature Highlights

- Permit and Impact Fee Allowance
- Concrete Construction
- 30 Year Dimensional Shingles
- Grand Double Door Entryway
- Impact Resistant Windows on Front of Home
- Sod and Level 1 Landscaping Package Garage
- Door Opener
- Hookup to City Water and Sewer Allowance





### Interior Feature Highlights

- Tile In Main Areas
- Wood Cabinets with Dove Tail Drawers and Soft Close
- Level One Granite Counter Tops
- Quickset Levers on all Door Handles
- Garden Tubs in Master Bathroom
- Full Stainless Steel Appliance Package: (Range, Refrigerator, Microwave and Dish Washer)
- 5¼ Baseboards
- Travertine Window Sills
- Rain Shower Head in Master Bathroom
- Window Treatments



Pricing based on a home built on a standard 80x125 Cape Coral lot with utilities. Prices, plans, specifications, features, designs, dimensions, materials and availability are subject to change or substitution by Contractor without notice. All measurements shown on floor plans are approximate and may vary from construction materials, construction practices and field conditions. Prices do not include home site.

# Signature Series Features

## General Conditions

- Engineered construction plans, surveys, elevation certificates, and energy calculations
- \$14,500 allowance for building permits and impact fees
- \$5,000 allowance for site prep

## Masonry & Concrete

- Up to 3 course stem wall or mono slab with 8x16 steel reinforced footing per site
- 4" concrete slab with vapor barrier and termite protection
- 8" concrete masonry block exterior walls
- 9' 4" Continuous poured tie beam or bond beam with pre cast concrete lintel and window sills
- Stucco over all exterior block walls, finish per elevation
- 5/12 roof pitch with 16" overhang
- 4" thick concrete drive with light broom finish typical 20'X40'
- 4" thick walkway to front door
- 1/2" cracking control joints cut into floor slab and drive

## Trusses, Framing, Roofing, Windows

- Trusses to be built and engineered as per manufacturer specifications
- Engineered trusses strapped to tie beam 160 mph code
- Interior walls - wood or metal studs
- Pressure treated lumber on all concrete surfaces
- Three dimensional asphalt 30 year roof shingles
- Interior garage walls painted with stucco finish
- Low E insulated windows in white or bronze
- 16'X8' overhead garage door with opener and 2 remote controls wind rated per code
- Roof sheathing to meet engineer specifications
- Ridge vents per building plans
- Impact windows on front, manually installed hurricane shutters over all other glazed openings
- Flush exterior concrete window sills
- Travertine on all interior window

- Horizontal blinds on windows except sliders and bathroom windows
- 8'0" insulated exterior doors
- 8'0" aluminum impact front doors

## Plumbing

- 1/3 H/P Garbage disposal
- Elongated Toilets
- 40 gallon hot water heater
- 3 exterior hose bibs
- Recessed ice maker water line to refrigerator
- Recessed washing machine supply line
- Free standing garden soaker tub in master bath

## Heating & Air Conditioning

- High efficiency heating and air conditioning system as per the Florida energy code and site specific energy calculation
- Cold air returns in all bedrooms
- A/C supply in walk in closets
- Programmable thermostat
- Recessed dryer vent

## Electrical

- Lighting fixtures: in brushed nickel, bronze, or chrome- per design: 2 options
- 7 pre wire ceiling fan/light combination with separate switch for each
- Recessed can lighting throughout per plan
- 200 amp electrical service included
- Copper wiring throughout
- Decora style light switches
- Childproof receptacles
- 1 phone line
- 1 cable line in each bedroom and living area
- 1 Cat. 5 line in each bedroom and living area
- 3 exterior GFI outlets
- 1 garage GFI outlet
- 220V dryer outlet
- Front door chime with one button
- Smoke detectors as per code

## Insulation

- R-30 bat ceiling insulation
- R-11 bat insulation at garage wall
- 3.1 foil insulation on all exterior walls

## Appliances

- Stainless Steel Appliances to include: 25.5 cubic foot refrigerator, electric range, dishwasher, and microwave
- Washer/dry hook-up vents

## Interior Doors, Drywall & Paint

- Raised ceiling in Entry, Foyer & Main area per plan
- 9'4" ceiling in bedrooms, 8' Doors/Opening throughout
- 5-1/4" base boards throughout
- 3-1/4" casing
- 1/2" sheet rock with sprayed knock down trowel texture walls
- Moisture resistant drywall in all wet areas
- French Doors in Den
- 8' hollow core panel interior door
- Quickset lever handles on the interior doors
- Sherwin Williams interior paint in 3 colors (1 body/1 trim/1 tray)
- Sherwin Williams exterior paint 2 colors/coats
- Ventilated wood shelving in all closets
- Vented aluminum soffit
- 6" aluminum fascia

## Kitchen & Bathrooms

- Plumbing fixtures in brushed nickel, bronze, or chrome per design: 2 options
- Level 1 Granite counter tops with 5 color options
- 1/2" wood cabinets with soft-close doors and drawers with dove tail
- 42" upper cabinet height
- 3 cabinet door styles with 9 color options
- Showerhead and rain shower head in master bath as per plan

## Flooring & Wall Tile

- Carpet in Bedrooms
- 20x20 Porcelain Floor Tile in main areas and bathrooms- 2 style options / 6 color options
- Tub/shower combo in guest bathroom with wall tile to 8'
- Shower in master tiled to ceiling
- All bathroom wall tile in vertical stack or horizontal stack with decorative listello band
- Shower floor in tumbled stone
- Resin Fixtures

## Sod, Landscaping, Irrigation

- Up to 7000 SF Floratam sod included
- Level two signature landscaping package
- 4 zone irrigation system with digital timer and rain gauge

Pricing based on a home built on a standard 80x125 Cape Coral lot with utilities. Prices, plans, specifications, features, designs, dimensions, materials and availability are subject to change or substitution by Contractor without notice. All measurements shown on floor plans are approximate and may vary from construction materials, construction practices and field conditions. Prices do not include home site.



[www.sposenhomes.com](http://www.sposenhomes.com)

2311 Santa Barbara Blvd Suite 112 | Cape Coral, FL | 239-244-8886 |

Sposen Signature Series, LLC Lic #CBC008854, a Castle Real Estate Company