

Gulfstream Homes

Included Features 74 25th St Custom Estate Home

	Custom Clearwater Plan
A/C SF	3572
Total SF	5251

Lot

4299 7th Ave SW Naples, FL 34119

Exterior Features

Construction

Monolithic Slab Construction
Termite Baiting System with "Tubes Under the Slab" for Addtl Termite Protection
Stucco Soffit with Painted Miratec Composite Fascia
Cementitious Exterior Finish with Float Finish on all 4 Sides
Composite Corbels/Brackets per the Front Elevation, Choice of Color
19/32" Roof Plywood Sheathing
Gutters Included on Rear Pool Area and the Septic Side of the Home

Windows and Sliding Glass Doors

PGT Aluminum Impact Windows and Sliders
8' Tall PGT Sliders

Exterior Doors

Custom Iron 10' Tall Entry Door System
PlastPro Fiberglass 1-Lite Impact French Doors on the Rear per Plan
PlastPro Solid 2-Panel Service Door in Garage
8' Tall Amarr Series 1000 Garage Door(s) in Choice of Style with Lift-Master 1/2hp Opener(s)

Roofing

Concrete Tile Roof

Landscaping

\$20,000 Landscape/Sod/Irrigation Package Allowance Included

Driveway, Entry and Lanai

Brick Paver 3-Car Garage Pad, Front Entry and Sidewalk to the Front Entry

Insulation

Spray Foam Insulation
R-11 or R-13 Batt Insulation on Garage/House Wall
R4.1 Fi-Foil Exterior Block Wall Insulation

Septic System

Lift Station Included with the Base Septic System

Outdoor Kitchen

Pre-Plumb for Future ODK

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Power for UC Fridge and Service Outlet

Pool

Custom Pool Package with Pool, Spa, Heater
Aluminum Screen Enclosure for Pool

Interior Features

General Interior Features

Siltech Solid Surface Window Sills in Profile A with White Finish
Cope Wood Shelving Throughout the Home
Interior Pest Defense System "Tubes in the Wall"

Floor Coverings & Tile

European White Oak Wood Flooring throughout home
\$25,000 Allowance for all Bath Wall & Floor Tile
Shower Seat in the Master Shower
Recess Shampoo Niches in Showers where Possible

Cabinetry

\$80,000 Allowance for All Cabinetry

Countertops

\$20k Allowance for Countertops Included

Appliances

\$25,000 Appliance Package Allowance

Mirrors and Shower Enclosures

3/8" Frameless Glass Enclosures for the Showers as noted
Painted Casing Framed Mirrors in all Baths

Interior Doors, Moldings and Hardware

8' Tall Solid Core Interior Doors Throughout Home
3 1/2" Door Casing and 7 1/4" Baseboards, Choice of Style
All Windows (Other than wet areas) Cased on 4 Sides
Pull-down Stairs in the Garage
Schlage Residential Interior Door Hardware in Choice of Color and Style

Drywall

Skip Trowel Drywall Texture and Square Corner Bead
Smooth Finish in all Bathrooms
Denshield(or equal) Backer Board Installed Behind All Bathroom Wall Tile

Paint

Sherwin Williams Flat Interior Latex Paint for Interior Walls

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Two-Tone Interior Painting, All walls a Second Color Throughout (Light color selection)
Sherwin Williams Interior Latex Semi-Gloss Paint for Interior Woodwork
Two Color Exterior Paint Scheme

Garage Finish

Standard Fleck Epoxy Finish on the Garage Floor

Cooling and Heating

16-SEER Energy Efficient A/C system with Variable Speed Air Handler(s)
WiFi Enabled Digital Programmable Thermostat(s)
Upgraded Panasonic Bath Exhaust Fans
Linear Vents in Living Areas

Electrical & Low Voltage

All Copper Wiring from the Panel Box to Circuits
300 Amp Minimum Back to Back Service
Pre-wired Ceiling Fan Outlets per plan
CAT5 and RG-6 Phone and Cable Wiring
Pre-Wires for 6 Phone and 6 TV Locations
6" Recessed Can Lighting in the Great Room, Kitchen, Lanai, Entry, Halls, Master Bed,
Bed 4/Bonus, Study
10 4" LED Cans for Soffit Lighting on the Front of the Home
Prewire for Future Gas Generator
Floor Outlet in the Great Room
LED Under-Cabinet Lighting in the Kitchen
4 Exterior Weatherproof Outlets
Complete Security System w/ 2 Keypads
\$2,500 Electrical Fixture Install Allowance - Fixtures provided by Owner

Plumbing

Rectangle Undermount White Lavatory Sinks in the Bathrooms
Labor for all Plumbing Locations as noted on the Plans
Plumbing Labor for the Freestanding Tub in the Master Bath
Fixture included in the Fixture allowance
4 Hose Bibs
Two Gas Water Heaters

Gas Package

500 Gallon Buried Tank
Service to 2 Water Heaters, Summer Kitchen, Future Generator and Cooktop

Water System

Whole House Reverse Osmosis System with 500gl Storage Tank

EXISTING GUEST HOUSE/GARAGE

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A/C SF	1,425
Total SF	3,742

Exterior Features

Construction

Monolithic Slab Construction
Termite Baiting System with "Tubes Under the Slab" for Addtl Termite Protection
Engineered 46'x80' Metal Building by *Eversafe Buildings/Carports Anywhere*
Gutters Included on both sides

Windows and Doors

Lawson Aluminum Impact Windows
PlastPro Fiberglass 1-Lite Impact French Doors on the Rear per Plan
PlastPro Solid 2-Panel Service Entry Door
2 16'x14' CHI Insulated Garage Doors with LiftMaster 8500W Openers

Landscaping

10,000 Sq Ft Zoysia Backyard fenced with 5' black chain link
Full Clusia hedge on entire ROW

Driveway, Entry and Lanai

Covered Front Entry and Rear Lanai
Brick Pavers on the Covered Front Entry and Rear Lanai
Asphalt Drive from the Garage Pad to the Street

Insulation

Spray Foam Insulation on all walls and ceiling

Septic System

Lift Station Included with the Base Septic System

Interior Features

General Interior Features

Painted Wood Window Sills
Interior Non-Bearing Walls Framed with Metal Studs
Interior Pest Defense System "Tubes in the Wall"

Floor Coverings & Tile

Premium Vinyl Flooring throughout
Porcelain Floor & Wall Tile in the Bath
Recess Shampoo Niche

Kitchen & Bath

Upgraded White Wood Shaker Cabinets in Kitchen & Bath
Natural Birch Melamine Interior Cabinet Finish in the Kitchen ILO White

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Plywood Box Construction in the Kitchen
Soft Close Feature on Doors & Drawers in the Kitchen & Bath
Pompeii Quartz Tops in Kitchen & Bath
Stainless Steel GE & Bosch Appliances
3/8" Frameless Glass Enclosures for the Shower, 84" Tall
Painted Casing Framed Mirrors in Bath

Interior Details

8' Tall Interior Doors Throughout Home
Flat Stock Base & Casing
Schlage Residential Interior Door Hardware in Satin Finish
Skip Trowel Drywall Texture and Square Corner Bead
Smooth Finish in all Bathrooms
Denshield Backer Board Installed Behind Bathroom Wall Tile
Sherwin Williams Flat Interior Latex Paint for Interior Walls
Two-Tone Interior Painting
Sherwin Williams Interior Latex Semi-Gloss Paint for Interior Woodwork

Garage

Custom Fleck Polyurethane Garage Floor Finish
600 Sq Ft Loft Storage with Permanent Ladder for Access
3-Ton 16-SEER A/C system in Garage Post Certificate of Occupancy
10,000 lb 2-Post Rotary Auto Lift
8 110v Outlets and 5 220v Outlets and 1 50Amp for RV

Cooling and Heating

16-SEER Energy Efficient A/C system with Variable Speed Air Handler & Dehumidifier
WiFi Enabled Digital Programmable Thermostat(s)

Electrical & Low Voltage

All Copper Wiring from the Panel Box to Circuits
200 Amp Service for Living Area
200 Amp Service for Garage
CAT5 and RG-6 Phone and Cable Wiring
6" Recessed Can Lighting in the Great Room, Kitchen, Master Bed, Guest Bed & Laundry Room
Floor Outlet in the Great Room
4 Exterior Weatherproof Outlets
Complete Security System w/ 2 Keypads
5 Cameras with IC View System

Plumbing

Moen Bath Fixtures throughout
Porcelain Farm Sink in Kitchen
Outdoor Handheld Shower on Lanai
4 Hose Bibs
55 Gallon Electric Water Heater
Whole House Reverse Osmosis System with 500gl Storage Tank