

Gulfstream Homes

Included Features The 7th Avenue Custom Estate Home

	Custom Brigewater Plan
A/C SF	3974
Total SF	6319

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
9'8" 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 Doors in each 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

\$30,000 Landscape/Sod/Irrigation Package Allowance Included

Driveway, Entry and Lanai

Natural Stone Front Porch
Brick Paver Pad Between the Garages and Sidewalk to the Front Entry
Asphalt Drive from the Garage Pad to the Street

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

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Outdoor Kitchen

Pre-Plumb for Future ODK
Power for UC Fridge and Service Outlet
Hood Vent Pipe

Pool

Custom Pool Package with Pool, Spa, Heater
Electric Built-in Bug Screens on Lanai Openings to enclose Lanai
Baby Barrier Fence to surround the Pool Area, Pool Deck to remain open

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
Porcelain Floor Tile in the Baths
\$40,000 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

\$40k Allowance for Countertops Included

Appliances

Custom High-End Appliance Package

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 on Homes with Monolithic Slabs
Schlage Residential Interior Door Hardware in Choice of Color and Style
\$10,000 Allowance Includes for Additional Trim Details

Ceiling Details

Master Suite, Exercise & Study

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Metal Framed and Drywall Beams per Plan finished Smooth

Great Room

Poplar Wood Box Beams in paint Finish

Dining & Back Bed/Bonus

Recessed Drywall Cove around the Tray Ceiling

Synergy Stained Pine T&G Ceiling on Main Lanai

Drywall

Skip Trowel Drywall Texture and Square Corner Bead

Smooth Finish in all Bathrooms

Densshield(or equal) Backer Board Installed Behind All Bathroom Wall Tile

Paint

Sherwin Williams Flat Interior Latex Paint for Interior Walls

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

Fresh Air Return System for Kitchen Hood

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

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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