

# Custom Home Specification

## Coquina Grande

920 Coquina Lane, Vero Beach



### Construction Features

- Structural Design Per Florida
- Concrete Slab on Grade with Steel Reinforcement and Fibermesh
- Dual Termite Treatment for Soil at Foundation
- Concrete Block Construction with Concrete and Steel Reinforcement
- Professionally Engineered Roof Trusses with Hurricane Straps
- Plywood 5/8" (19/32) Roof Sheathing (no particle board)
- Concrete Based Textured Exterior Wall Finish
- Double Row Steel & Concrete Bond Beam

### Exterior Features

- Concrete Tile Roof System, Walnut Creek Blend, Flat Tile
- Color Wheel "Flex Loc" Paint on Exterior Walls of Home
- Wind Rated Garage Doors with Remote Controlled Openers (2 remotes)
- Concrete Paver Driveway, Front Walks and Rear Covered Patio Floor
- Pavers from Builder's Selection of Shape and Colors.
- Exterior Garden Hose Connections (2)
- Professional Design Landscape Package, per Code Requirements Automatic Underground Irrigation System, Irrigation Water supplied by Well and Pump Fully Sodded Home Site, Floratam Sod
- Front Doors Fiberglass Textured Raised Panel 8ft Tall with Impact Glass Inserts
- Impact Glass - All Windows, Sliders and Glass Doors - all openings
- Custom Designed Swimming Pool and Paver Deck, Fenced in Rear Yard

### Gourmet Kitchens

- Kitchen Craft Kitchen Cabinets w/ Wood Dove Tail Drawers & Soft-close Drawers
- Kitchen 2 Tone Cabinet – Seashell / Espresso (Columbia or equal door style)
- Kitchen Cabinets feature Crown Molding, Glass Doors, Light Valance and Upgraded Layout - per plan
- Butler's Pantry Cabinets to match Kitchen w GE Wine Cooler
- Granite Kitchen Counter Top, with 4 inch back splash, layout per plan
- Stainless Steel Under mount Kitchen Sink 70/30split
- Kitchen Faucet: Moen Pull Out Spray - Stainless Steel Finish
- GE Profile Stainless Steel Finish Appliance Package
- GE Refrigerator: 27 cft French Door SS Style Profile Series - Energy Star
- GE Wall Oven: Profile Series Electric Built In Wall Oven and Microwave
- GE Dishwasher: Profile Series/ Multi-Cycle, Steam - Energy Star Rated
- GE Range: Profile Electric Cook Top 36" - Clean Design
- Built in Hood Fan above Cook top

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### **Luxury Bathrooms**

- Wood Raised Panel Vanity Doors Raised Height Vanities
- Master Bath Matching Mirror Frames and Tub Skirt
- His and Her Separate Vanities and Sinks - per plan
- Oversized Walk-In Roman Showers - per plan
- Moen Pressure Balance Control Valves for all Showers
- Ceramic Tile Bathroom Floors with Walls and Shower Floors - Deco Packages with Listello Features in all baths
- Elongated White Toilets in all Bathrooms
- Moen Brushed Chrome Eva Bathroom Faucets and Fixtures
- Full Width Oversized Height Vanity Mirrors
- Granite Bath Vanity Tops w/ White Undercount Sink - all bath vanites
- Pedestal Sink in Powder Room

### **Interior Appointments**

- Colonist Raised "Roman" Solid Core Panel 8ft. Tall Interior Doors with, Oversized Door Casing and Baseboard
- Doors to Den – Single Lite Glass Double Doors
- Travertine Marble Window Sills
- Designer Interior Paint Package Color Scheme
- Ceramic Tile Flooring in All living areas of home, GHO Level 3 Tile Selection, except bed 2, 3 and master (see below)
- Wall-to-Wall Carpet in Bedroom 2 and 3
- Wood Flooring in Master Bedroom, bedroom hall and master closets
- Drop Down Stairs to Attic Area
- Crown Molding throughout interior home - layout per plan (no closets, baths, utility, garage)

### **Interior Design Feature**

- Rounded Interior Wall Corners, Excluding Windows, Doors, Sliding Glass Doors, and Closets - per plan
- Designer Knockdown Texture on Ceilings
- Air-Conditioned Walk-In Closets - per plan
- Vinyl Clad Shelving in all Closets - per plan
- Laundry Sink in Utility Room or Garage - per plan

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### Electrical Specifications

- Recessed HiHat Lighting in Kitchen, Halls, Great Room and Patio
- Lighting Provided for Garage and Utility Room
- Ceiling Fan Pre-Wire in all Bedrooms, Den and Great Rooms and Patio
- Closet Lighting Provided in Walk In Closets - per Plan
  
- Decorative Rocker Type Switches
- Pre-Wired for Phone Outlets in Home, per plan
- Pre-Wired for Cable Television Outlets, per plan
- Front Exterior Coach Lights, per plan.

### Energy Efficient & Safety Features

- High Efficiency Air Conditioning System - 16 SEER/RHEEM Equipment/Straight Cool / Sized Per Home
- NEST - Next Generation Learning Thermostat
- Energy Efficient Concrete Block Wall Injected Foam Insulation
- Energy Efficient R11 Garage to House Wall Insulation
- Energy Efficient R-20 Iceyene Foam Attic Insulation over Conditioned Space
- Dual Pane Low E Coated Glass on Windows / Sliding Glass Doors
- Quick Recovery Electric Water Heater - 80 Gallon
- ARC Fault Electrical Outlets Per Code
- Smoke and Carbon Monoxide Detectors per code

**Proposed Site Plan / Driveway / Pool Layout – on following page**

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