

Signature Series "The Milano" 2268 sf Living Space

Signature Series Standard Features:

LIVING AREAS

11' tall typical ceiling height
 Tray ceilings per plan
 Elegant crown molding in all tray ceilings
 Luxurious carpeting in bedrooms (choose from Selections)
 Ceramic tile flooring in living areas (choose from Selections)
 Decorative Emtek polished brass hardware
 Built-in art niches per plan
 Pre-wire for ceiling fans in bdrms, Family Rm and Lanai
 (20) recessed lighting units
 Decorative light fixture allowance
 8' tall interior doors
 Elegant moldings and trim
 Structured wiring panel for telephone/tv/data

KITCHEN & LAUNDRY

Elegant cabinets with raised panel doors by Wagner Bros.
 Cabinetry; Granite counters by Grassie Granite & Marble,
 Laundry tub; Washer/Dryer hookup
 Kitchen Appliance allowance for Client Selections

BEDROOMS & BATHROOM

Delta designer series faucets
 Walk-in closets with custom-designed shelving
 Elegant Master Bath with custom-designed wood cabinetry
 and raised vanities
 Whirlpool garden tub; tile shower with glass door (Mstr bath)
 Decorative tile shower surrounds (Guest baths)
 Elongated two-piece Kohler or Toto water closets
 Expansive use of mirrors

EXTERIOR

Barrel tile roof
 Wood Porch & Lanai Ceilings
 Classic Mediterranean architecture with decorative detailing
 Professional landscaping Package w/irrigation & lighting
 Two-car garage with insulated doors, openers and controllers
 Brick paver motor court, driveway and walkway
 Dramatic entry w/elegant doors
 Exterior security flood lighting
 Spacious covered Lanai (per plan)

CONVENIENCE & ENERGY-SAVING FEATURES

"Insulated Concrete Form" (ICF) ext walls w/stucco finish
 80-gallon quick-recovery hot water heater
 High-efficiency air-conditioning system and heat pump with
 digital thermostats and fresh air exchanger (12 SEER)
 Energy-efficient insulated windows
 PEX manablock plumbing system

Product Allowances: (Included in Base Price)

Swimming Pool, Pavers, Gutter.....	\$35,000
Site Preparation & Fill Dirt.....	\$5,000
Light Fixtures.....	\$3,500
Landscaping.....	\$20,000
Front Door.....	\$3,500
Brick Pavers..... Approx 1650 SF or.....	\$10,000
Appliances.....	\$5,000
Closet Systems.....	\$1,000
Strucured Wiring/Phone/Cable.....	\$1,200
Kitchen & Bath Cabinets & Tops.....	\$25,000
Ceramic Tile Flooring.....	\$6.50/SF
Carpet.....	\$22.00/SY

PRICING WORKSHEET:

Base Price, "The Milano" Plan:.....\$630,000

Lot Cost.....\$ _____

Optional Features:

Add Screen System to Lanai (\$6,200)	\$ _____
Add Hot Tub to Pool (\$9,500)	\$ _____
Gas Fireplace w/Stone Mantle (\$11,500)	\$ _____
Gas Fireplace w/Wood Mantle (\$6,500)	\$ _____
Bose Home Theater System W/50"	
High Definition Television (\$8,500)	\$ _____
Distributed Audio System (\$6,500)	\$ _____
Summer Kitchen w/Gas Grill (\$6,500)	\$ _____
Built-in Entr Cntr (Fam Rm - \$6,500)	\$ _____
Closet System Upgrade (Mstr -\$3,000)	\$ _____
Central Vac System (\$2800)	\$ _____
Security System (\$1700)	\$ _____
Interior Stone Columns (\$2,000 ea)	\$ _____
Social Bar in Grande Room (\$3,700)	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

Preliminary Total Cost: \$ _____