

# Elite Series "The Venetian" 3602 sf Living Space

## Elite Series Standard Features:

### LIVING AREAS

- 12' tall typical ceiling height
- Volume, coffered and tray ceilings per plan
- Luxurious carpeting in bedrooms
- Ceramic tile flooring in living areas
- Decorative Emtek hardware
- Built-in art niches per plan
- Pre-wire for ceiling fans in bdrms, Family Room and Lanai
- (40) recessed lighting units
  - Decorative light fixture allowance
- 8' tall solid core interior doors w/raised molding
- Oversized elegant moldings and trim
- Crown molding in tray ceilings & leisure room
- Security System
- Central Vac System
- Structured Wiring Panel w/tv/phone/data outlets

### KITCHEN & LAUNDRY

- Custom cabinets by Wagner Bros. Cabinetry w/granite counters by Grassie Granite & Marble; Laundry Cabts;
- Built-in laundry tub; Washer/Dryer hookup
- Generous Kitchen Appliance Allowance for Client Selections

### BEDROOMS & BATHROOM

- Walk-in closets with custom-designed shelving
- Lavish Master Bath with custom cabinet by Wagner Bros. w/marble tops by Grassie Granite
- Whirlpool garden tub; tile shower w/plate glass door (Mstr)
- Decorative tile tub and shower surrounds w/glass dr (Guest)
- Elongated Kohler or Toto one-piece water closets
- Expansive use of bath mirrors

### EXTERIOR

- Swimming Pool/Pool Surround Pavers/Fencing
- Barrel tile roof
- 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 walkways
- Dramatic entry w/elegant doors
- Exterior security flood lighting
- Spacious covered Lanai (per plan) w/wood ceiling

### 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/Fencing.....	\$45,000
Site Preparation & Fill Dirt.....	\$5,000
Light Fixtures.....	\$10,000
Landscape, Irrigation, Ext Lighting.....	\$25,000
Front Door.....	\$7,500
Brick Pavers..... Approx 2000 SF or.....	\$12,000
Appliances.....	\$12,000
Plumbing Fixtures & Faucets.....	\$10,000
Door & Bath Hardware.....	\$3,500
Mirrors & Glass.....	\$3,500
Closet Systems.....	\$3,500
Central Vac, Security, Structured Wiring.....	\$4,500
Kitchen, Bath & Laundry Cabts & Tops.....	\$40,000
Ceramic Tile Flooring.....	\$8.00/SF
Carpet.....	\$3.00/SF

## PRICING WORKSHEET:

Base Price, "The Venetian" Plan:.....\$1,035,000

Lot Cost..... \$ \_\_\_\_\_

### Optional Features:

Gas Fireplace w/Stone Mantle (\$12,500)	\$ _____
Gas Fireplace w/Wood Mantle (\$6,500)	\$ _____
Screen Porch w/pool bath (\$26,000)	\$ _____
Bose Home Theater System W/50"	
High Definition Television (\$8,500)	\$ _____
Distributed Audio System (\$7,500)	\$ _____
Summer Kitchen w/Grill/Ref (\$9,500)	\$ _____
Social Bar w/Sink/Refrig (\$9,600)	\$ _____
Built-in Cabinetry (Study- \$12,800)	\$ _____
Closet System Upgrades (Mstr -\$4,800)	\$ _____
Interior Stone Columns (\$2,000-ea)	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

Preliminary Total Cost: \$ \_\_\_\_\_

Prices Effective October 1, 2005. Prices and Specifications Subject to Change Without Notice.  
Pricing is based on typical site conditions; some sites may require additional foundation costs.

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