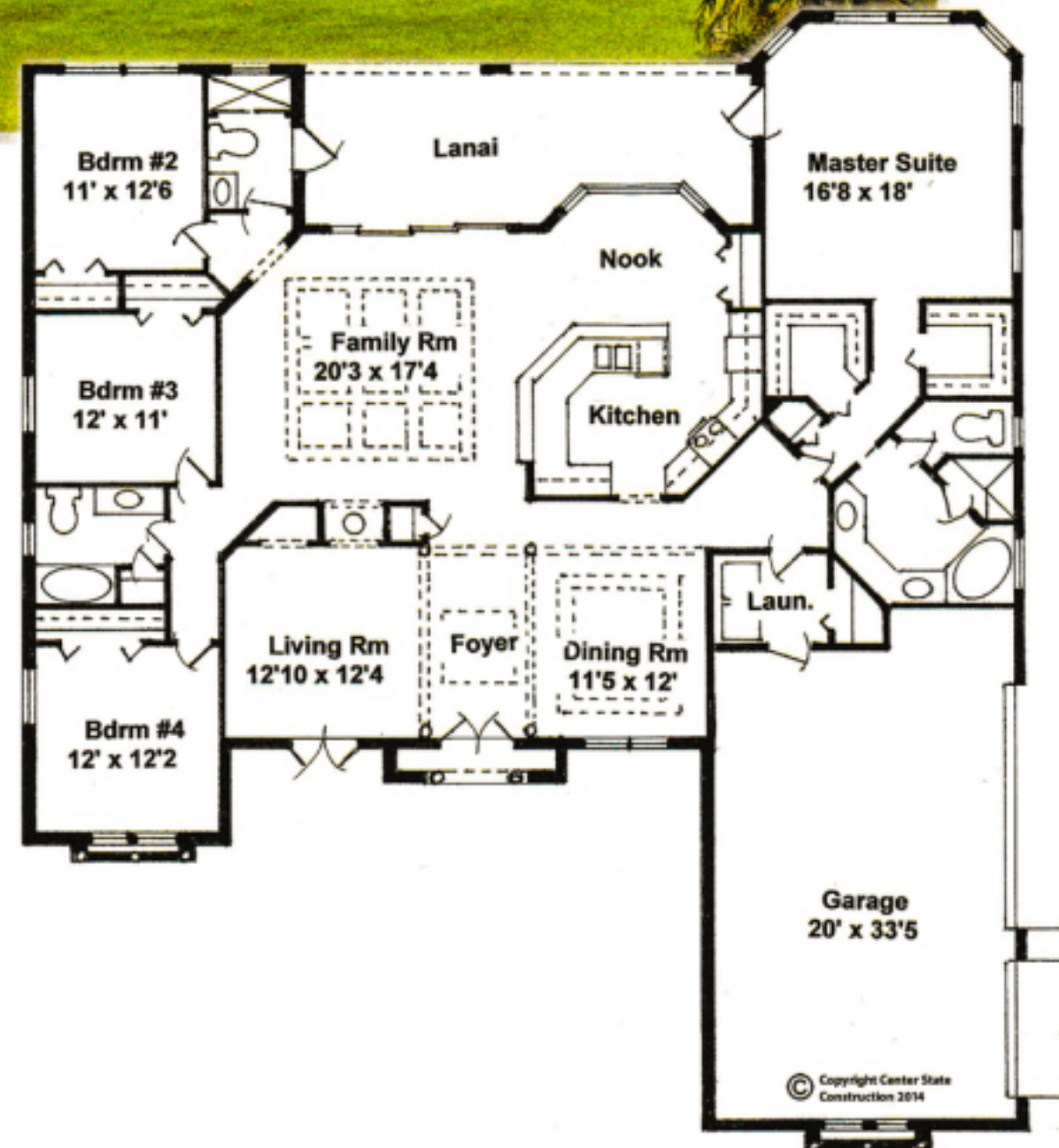


The Biscayne



\$ _____ plus lot

Living.....2660
 Garage.....689
 Lanai.....295
 Entry.....26
 Total.....3670 sq. ft.



Office: 352-694-5022 Fax: 352-694-5528 3251 S.E. 31st Street, Ocala, FL 34471
www.CenterStateConstruction.com

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Features

(included with all our completely Energy Efficient Homes)

SITE WORK

Building and Health Permits
Survey Allowance
Grading (allowance) as necessary to place house
5000 sq. ft. sod
(water to be supplied by owner)

PLUMBING

Upgraded Fixtures-Choice of standard colors
Elongated toilets
Moen washerless faucets
Under mount kitchen sink with spray hose
Recessed wall connection for washer
Vented dryer hook up
3 exterior hose bibbs
Ice maker line in kitchen
Standard septic tank and installation
50 gallon quick recovery hot water heater
Connection to water supply within 30 feet

STRUCTURAL

4" concrete reinforced slab with 16X16 reinforced concrete poured footer or fiber mesh
8" concrete block wall
Moisture barrier and termite treated soil under slab
All corners are steel reinforced and poured solid with concrete

CENTRAL HEATING AND AIR CONDITIONING

Energy saving heat pump
Supply duct and adjustable air registers in all rooms of living area
Duct work totally insulated and mastic wrapped

ELECTRICAL

Exterior lights all entrances
200 amp. service min.
Standard wiring throughout
Door chimes
6 TV jacks
5 phone jacks
2 exterior 110 volt outlets
Lighting fixture allowance-as in model or generous allowance
Smoke detectors
Deco switches throughout
Washer and dryer outlets
Garage opener
Security system

INSULATION

R-30 ceiling insulation
20 ft. of ridge vent for attic ventilation
R-11 insulation between garage and living area
3/4" high R board on exterior walls

INTERIOR FRAMING

Partition walls 2 X 4 studs installed 16" on center
Pressure treated lumber installed where wood touches masonry
Furring on block walls 1 X 2 pressure treated wood 16" on center
Wood backing for drapery rods and ceiling fans
Pre-engineered roof trusses 24" on center

ROOF

3-Dimensional 30 Year Architectural Shingles
Aluminum fascia and soffit

WINDOWS AND SLIDING GLASS DOORS

Low e energy efficient insulated double pane single hung windows
Insulated sliding glass doors
Bronze or white finish framed windows screens included
Full width wood sills with skirt

INTERIOR WALLS

Walls 1/2" drywall with orange peel or knock down texture
Ceiling- 1/2" drywall with lace texture (bath & kitchen are light textured)
Bathroom wet area will have 1/2" water resistant drywall Duralock type vinyl latex paint throughout

TRIM AND DOORS

All interior doors are colonist raised panel
Front door and side garage door are insulated fiberglass
Crown molding as shown baseboard 5 1/4" and door casings colonial style-sized as model
Closet maid vinyl coated steel shelving
Steel overhead insulated garage door w/ opener
Bifold closet doors
Keyed deadbolts on exterior doors

PAINTING AND EXTERIOR

Interior trim painted
Interior walls vinyl latex
Exterior walls stucco and painted with 2 coats of vinyl latex
Exterior decorative stone where shown

APPLIANCES

Deluxe self cleaning glass cook top range
Built in dishwasher with pot scrubber feature
Side by side fridge
Garbage disposal
Microwave hood

CERAMIC TILE

In tub area walls and shower stall floor and walls
Foyers, entry, and bath floors tiled & kitchen, nook, & laundry
Large selections of colors, styles and sizes with complementary decos

CABINETS

Custom built wood cabinetry with solid surface granite in kitchen & baths
Adjustable shelves
Medicine cabinet as shown

FLOOR COVERING

Stain resistant upgraded wall-to-wall carpet, over 6 lb. rebonded padding
Ceramic tile where shown
Wood as shown

DRIVEWAY AND WALKS

Concrete walkway from drive to covered entry
Concrete pad at garage side door
4" concrete driveway up to 45 ft. long and width of garage door with 20' X 20' pad at garage door (side load garages)

MISCELLANEOUS

Custom mirrors in baths
Changes in floor plans and specifications welcomed
10 Year Bonded Builder's Warranty
Pest Defense System (Tubes in the walls and slabs)
Vinyl ceilings on porches

ADDITIONAL SERVICES

Represented by local Real Estate company with qualified staff ready to assist you in site locations, financing and floor plans. Professional assistance in color selection.

Prices subject to change without notice.
Specifications subject to change without notice.
Elevations may vary due to building codes.
Member National Association of Home Builders.

*Price may vary.



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