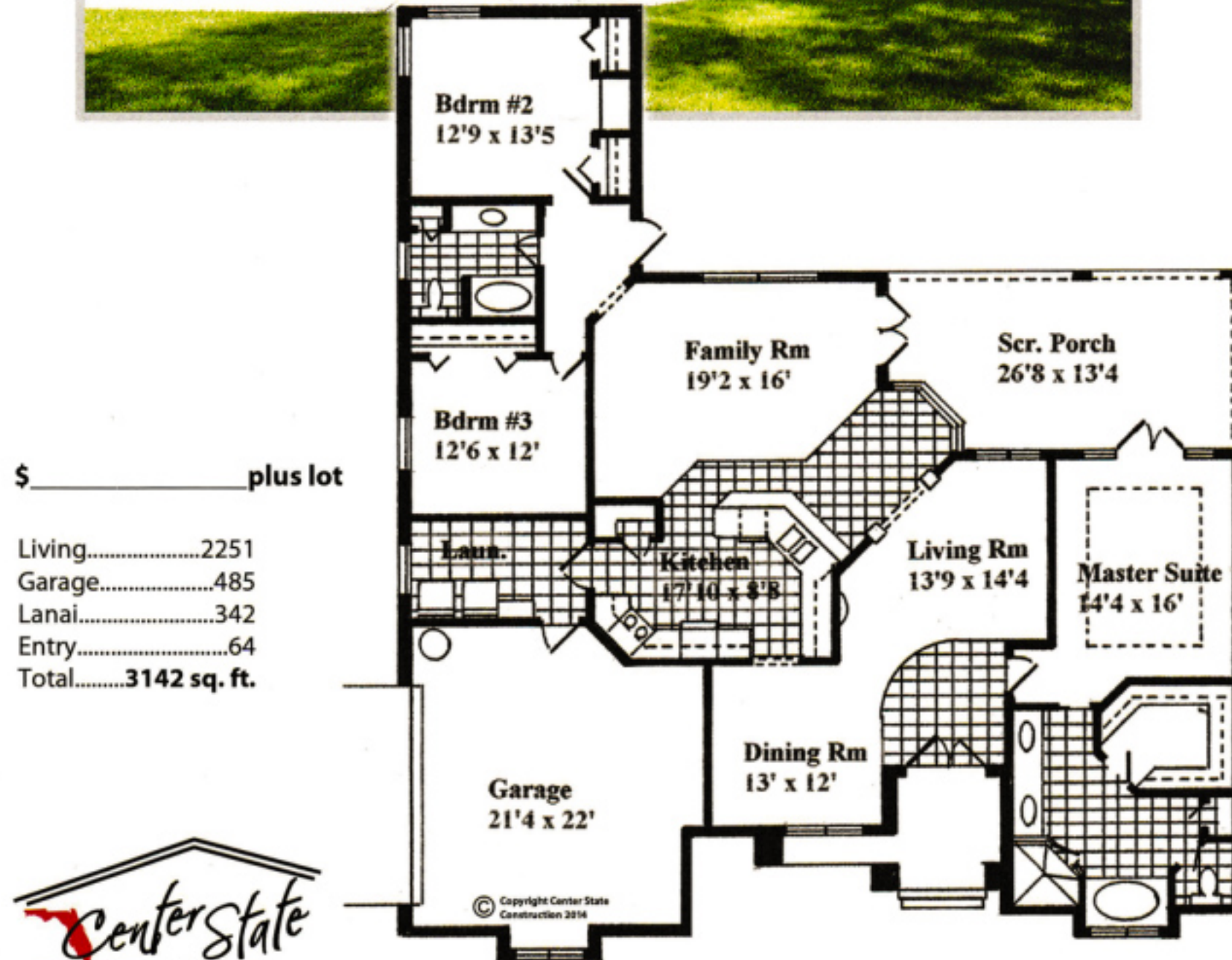


# The Breakness



\$ \_\_\_\_\_ plus lot

Living.....2251  
 Garage.....485  
 Lanai.....342  
 Entry.....64  
 Total.....3142 sq. ft.



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