

James Engle

CUSTOM HOMES, LLC



The Sanibel III

1.5 Story, 4 Bedrooms, Office, 4.5 Baths, 3947+/- square feet
See Website for Pricing - www.jamesengle.com/plans



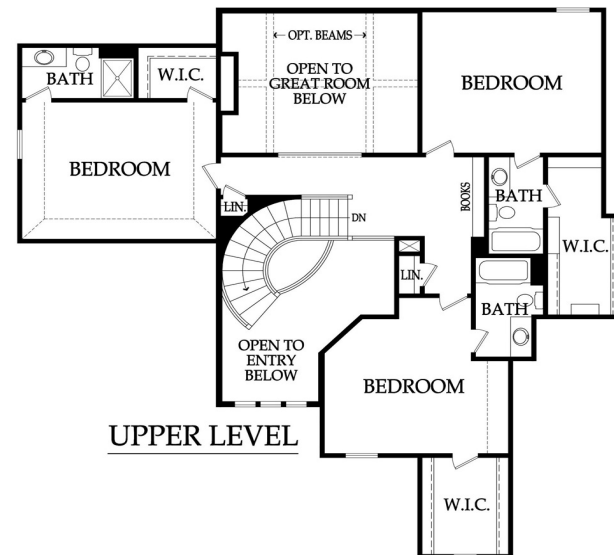
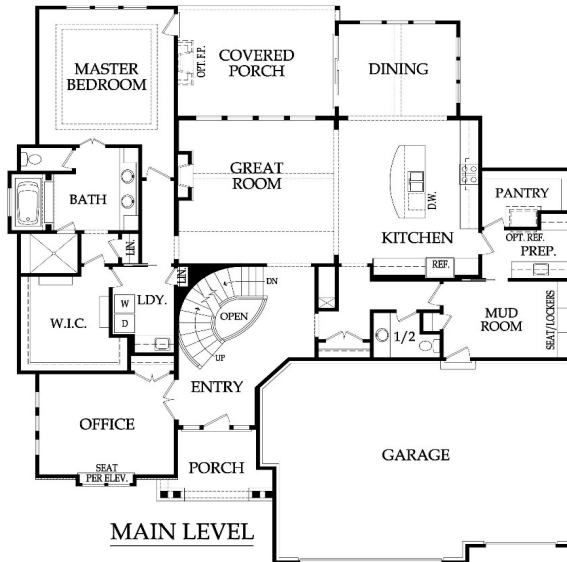
Mediterranean Elevation



Traditional Front Porch Elevation



Craftsman Elevation



Pricing, square footage, renderings, etc are deemed reliable but not guaranteed, and are subject to change without notice. City/subdivision requirements may affect pricing. Consult Builder for details.

www.JamesEngle.com (866) 782-2220



The Sanibel III STANDARD FEATURES

APPLIANCES

Stainless steel appliance package allowance - dishwasher, two built-in wall ovens, microwave, and gas cooktop with hood vented to the exterior
Ice maker water line at opening for Kitchen refrigerator

CABINETS AND COUNTER TOPS

Level 1 granite/quartz tops with std edge & std undermount sinks at Kitchen, Prep Kitchen (per plan), LL Bar (per plan) and all std Baths
Stained custom Kitchen cabinets, raised end panels, hidden hinges, oversized crown & std hardware
7/8 extension soft-close drawer guide: Kitchen, Prep Kit (per plan) & MBA; full ext Kit trash rollout
1 upper & 1 lower enameled cabinet with laminate top at Laundry Room

ELECTRICAL AND LOW VOLTAGE

200 AMP service panel with breakers
LED light bulbs in all can lights and keyless fixtures
Indirect ceiling light tray(s) with rope lights (per plans)
Pre-wiring for 1 wifi expansion point, up to 8 media outlets & 2 room audio (2 in-ceiling speakers & 1 volume control)
Pre-wiring for a basic security system and 2 security cameras
Pre-wiring & switch for ceiling fans in Great Room, Covered Patio, all Bedrooms and Office
Weather proof exterior outlets at exterior doors (excludes door into house from garage)

FLOORING AND TILE

Ceramic tile floors in Master Bath, Laundry and secondary Baths
Ceramic tile backsplash in Kitchen, Prep Kitchen (per plan) and LL Bar (per plan)
Ceramic tile walls & floor in Master shower; ceramic tile walls (up to 7'H) in all secondary Bath tubs/showers
Multiple pre-finished hardwood flooring options in select styles in the following areas:
Entry, Kitchen, Dining, Great Room, Mud Room, Garage Hall and 1/2 Bath
Upgraded standard carpet allowance and 6# pad

HEATING AND AIR CONDITIONING

Two 18 SEER A/C's, two iComfort wifi thermostats & two 96% eff. single stage gas furnaces
Two humidifiers

INSULATION, GARAGE DOORS AND OPENERS

Energy saving air seal foam & caulk package
R-15 blown-in wall insulation & R-49 attic insulation (excluding Garage & vaults)
Huber Zip Panel System for all exterior walls of the home
Steel insulated garage doors (16'x8' and 8'x8')
2 Liftmaster Premium Series #8365-267 ½hp chain drive openers, 3 remotes & 1 exterior keypad

PLANS

Covered deck or patio (depends on lot) and size is per plans
3/4 Bath and wet bar stub in basement for future finish
30 year asphalt shingles, "Weathered Wood" in color with ice & water shield
Approx. 9' foundation walls (not ceiling height), 10' main level ceilings, 2-story Great Room & Entry
Concrete foundation egress well (2 in reverse floorplans with 2 LL bedrooms)
Fronts: James Hardie Lap siding, shake shingles, board & battens, stucco/stone accents (per plan)
Sides & Rear: James Hardie Lap siding and trim with LP® SmartSide® Fascia and Soffit

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PLUMBING AND FIXTURES

50 gallon gas water heater
ORB, SS, Modern Chrome or Matte Black plumbing fixtures throughout home
2 shower heads in Master shower and 1 comfort height elongated toilet in MBA & ½ Bath
Jetted 42x72 tub at Master Bath with ceramic tile surround and step
Drop-in laundry sink with chrome faucet
Garbage disposal with air ride switch in Kitchen
Sump pump in basement
Passive radon vent with 1 outlet in attic for future finish; 2 exterior hose bibs

FIREPLACE, TRIM AND MIRRORS

Direct vent fireplace with floor-to-ceiling stone façade and wood mantle
Boot bench in Mud Room
Choice of oil rubbed bronze or brushed nickel door knobs and hinges
Wrought iron spindles, wood end caps and square capped newel posts
Heavy, frameless, swinging, clear glass Master shower door
Trim wrapped mirrors at Master Bath vanities

"MI" BRAND WINDOWS & EXTERIOR DOORS, FRONT DOOR

White or tan vinyl windows, fixed or single hung with screens
Argon gas filled windows with Low "E" glass
Textured fiberglass 6'8" tall fiberglass front door with 2 direct-set clear glass sidelights

WARRANTY AND SERVICES

1 year James Engle Custom Homes provided warranty program
24-hour emergency warranty service
Quality assurance walk through occurs at 60 days and at 11 months after closing

SITE WORK

Landscaping Allowance of \$1,500, unless specified otherwise in C.U.P.
Fully sodded lot with fescue sod, up to 12,000 sq. ft., unless specified otherwise in C.U.P.
Up to 42' of 3 to 2-1/2 car wide driveway inclusive of the city approach
Site Cost coverage – up to \$7,500 (see JECH Addendum)

JAMES ENGLE CUSTOM HOMES ADVANTAGE PROGRAM

HVAC ductwork professionally cleaned by a third party at closing
Minimum of six on-site meetings with builder and homeowner
Personal online access - download/print plot plan, floor plans, sign change orders & track costs
Plumbing drain lines professionally inspected/cleared at closing
Oversized 39 gallon sump pit with potential to seal in conjunction with optional radon mitigation
Quality assurance 600-item check list reviewed with homeowner prior to closing
Written Home Owner Manual outlining the building process, home maintenance & much more
In-house architect customization of James Engle Custom Homes' designs at no additional charge
Personalize your home when you meet with our Designer to make many of your décor selections

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