

# James Engle

CUSTOM HOMES, LLC

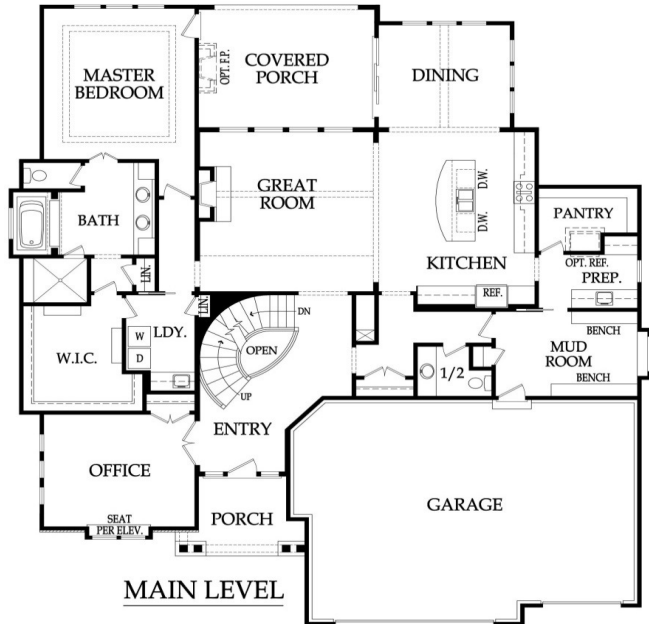
## The Sanibel IV

1.5 Story, 5 Bedrooms, 5.5 Baths, 4130+/- square feet

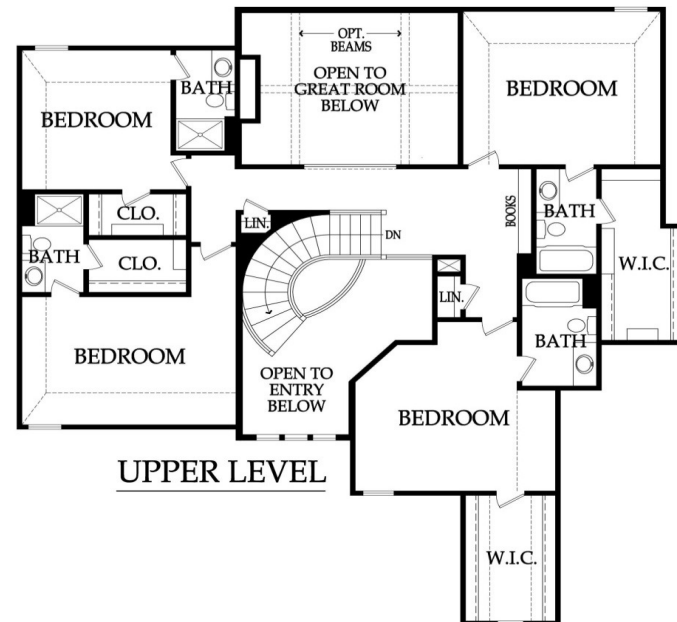
\$550,000 + Lot



Hampton Elevation



MAIN LEVEL



UPPER LEVEL

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](http://www.JamesEngle.com) (866) 782-2220

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## The Sanibel IV STANDARD FEATURES

### APPLIANCES

Stainless steel appliance package allowance - two dishwashers, two built-in wall ovens, microwave & gas cooktop with vented hood

Ice maker water line at opening for Kitchen refrigerator

### CABINETS AND COUNTER TOPS

Level 1 Granite Kitchen & Prep Kitchen tops with std edge & undermount stainless steel sink

Stained custom Kitchen cabinets, raised end panels, hidden hinges, oversized crown & std hardware

Level 1 Granite tops in all standard Baths

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 bulbs in all can lights and keyless fixtures

Indirect ceiling light tray(s) with rope lights (per plans)

Pre-wiring for basic security system and for 4-zone whole house audio system

Pre-wiring for 9 media outlets and 1 phone outlet

Pre-wiring & switch for ceiling fans in secondary Bedrooms

Ceiling fan installation included at Great Rm, MBR & Covered Porch (fans selected in lighting allowance)

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 Kitchen & Prep Kitchen backsplash

Ceramic tile walls and floor in Master shower; ceramic tile walls in all secondary Bath tubs/showers

Choice of standard hardwood floors: 2 1/4" red/white site finished oak or 8 pre-finished options

Hardwood floors in 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, 1 iComfort wifi & 1 digital thermostat & 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)

Tyvek Home Wrap at LP Smart panel siding; Zip System at lap/shake/stucco/stone/brick elevations

Steel insulated garage doors (16'x8' and 8'x8')

2 Liftmaster Premium Series #8365-267 1/2hp chain drive openers, 3 remotes & 1 exterior keypad

### PLANS

18x14 covered deck or patio (depends on lot) with ceiling fan

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 ceiling, 2-story Great Room & Entry

Front elevations with LP lap siding, LP smartside shake shingles, stucco & stone accents (per plan)

LP® SmartSide® Trim & Siding

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### PLUMBING AND FIXTURES

50 gallon gas water heater

Oil rubbed bronze or stainless steel fixtures – Kitchen, Prep Kitchen, MBA & 1/2 Bath

Chrome fixtures at all remaining locations

2 shower heads in Master shower

One-piece white fiberglass shower/tub units, unless specified otherwise

Jetted 42x72 tub at Master Bath with ceramic tile surround and step

Drop-in laundry sink

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