

# James Engle

CUSTOM HOMES, LLC

## The Sanibel Reverse

Reverse 1.5 Story, 4 Bedrooms, 3 full & 2 half Baths, 3570+/- square feet

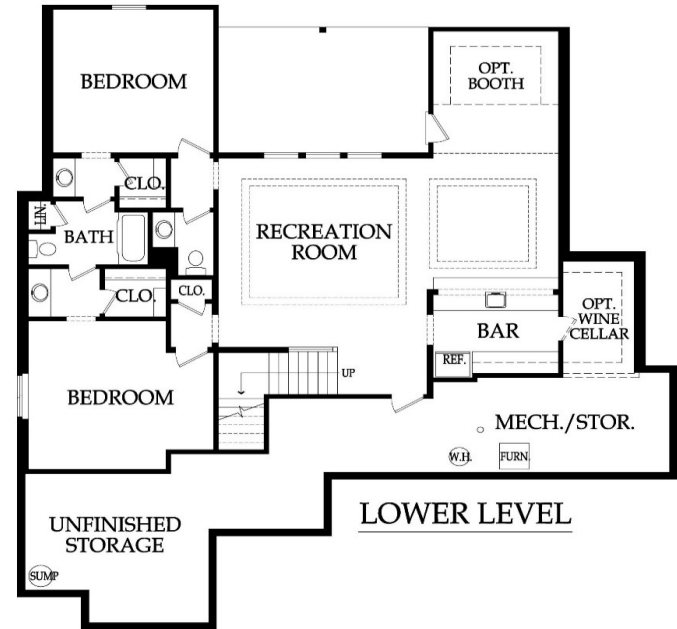
\$425,000 + Lot



Traditional Front Porch Elevation



Hamptonn 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 Reverse**  
**STANDARD FEATURES**

**APPLIANCES**

Stainless steel appliance package allowance - dishwasher, wall oven, 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 Kitchen tops with std edge & undermount stainless steel sink  
Stained custom Kitchen cabinets, raised end panels, hidden hinges, oversized crown & std hardware  
Synthetic granite bathroom vanity tops  
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 7 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, secondary Baths and lower level bar  
Ceramic tile Kitchen & lower level bar backsplash  
Ceramic tile walls and floor in Master shower; ceramic tile walls in main level 3/4 Bath shower  
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, Garage Hall, Mud Room and 1/2 Bath  
Upgraded standard carpet allowance and 6# pad

**HEATING AND AIR CONDITIONING**

18 SEER A/C with iComfort wifi thermostat, 96% efficiency single stage gas furnace & humidifier

**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**

18x12 covered deck or patio (depends on lot) with ceiling fan  
Finished lower level with rec room, wet bar, 2 bed rooms, J&J bath and 1/2 bath  
30 year asphalt shingles, "Weathered Wood" in color with ice & water shield  
Approx. 9' foundation walls (not ceiling height) and 10' & 12' ceilings on main level  
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, 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 under "Flooring & Tile"  
Jetted 42x72 tub at Master Bath with ceramic tile surround  
Drop-in laundry sink  
Garbage disposal with air ride switch in Kitchen  
Sump pump in basement with battery backup  
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