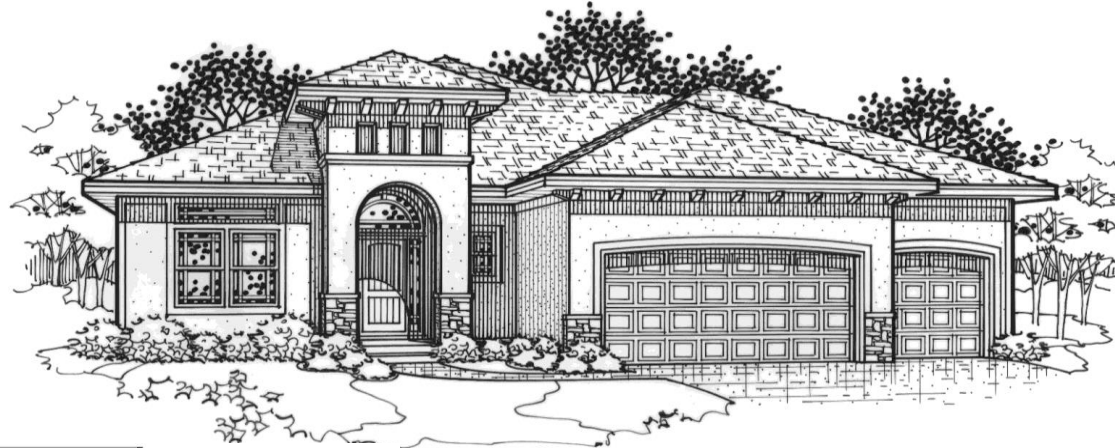


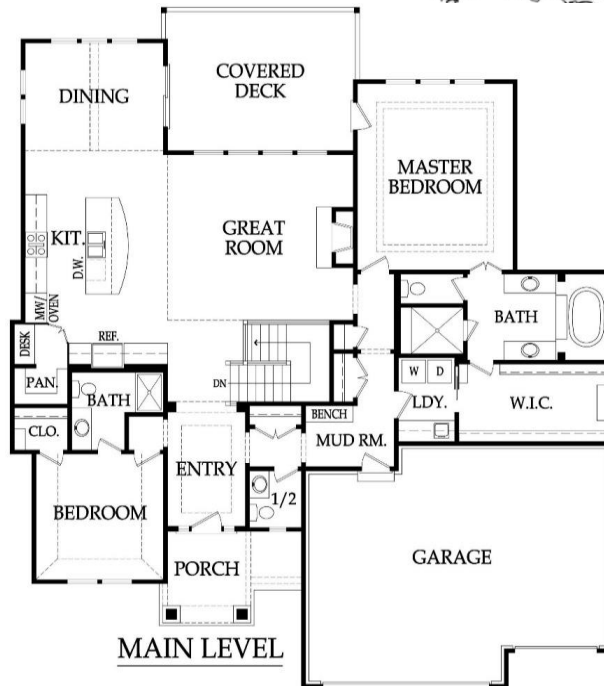
The Sarasota Reverse Expanded

Reverse 1.5 Story, 4 Bedrooms, 4.5 Baths, 3457+/- square feet

\$412,000 + Lot



Tuscan 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.

The Sarasota Reverse Expanded
STANDARD FEATURES

<p>APPLIANCES Stainless steel appliance package allowance - dishwasher, wall oven, microwave, and gas cooktop with vented hood Ice maker water line at opening for Kitchen refrigerator</p> <p>CABINETS AND COUNTER TOPS Level 1 Granite Kitchen tops with std edge & undermount stainless steel sink Choice of standard oil rubbed bronze or brushed nickel hardware Synthetic granite bathroom vanity tops Stained custom Kitchen cabinets with raised end panels, hidden hinges and oversized crown 1 upper & 1 lower enameled cabinet with laminate top at Laundry Room</p> <p>ELECTRICAL AND LOW VOLTAGE 200 AMP service panel with breakers Arc fault breakers 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)</p> <p>FLOORING AND TILE Ceramic tile floors in Master Bath, Laundry, secondary Baths and lower level bar Ceramic tile Kitchen and 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 5 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</p> <p>HEATING AND AIR CONDITIONING 18 SEER A/C with iComfort wifi thermostat, variable speed 80% efficiency gas furnace & humidifier</p> <p>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'x7' and 8'x7') 2 Liftmaster Premium Series #8365-267 1/2hp chain drive openers, 3 remotes & 1 exterior keypad</p> <p>PLANS 18x14 covered deck or patio (depends on lot) with ceiling fan Finished lower level with rec room, wet bar, 2 bedrooms and 2 baths 30 year composition roof "Weathered Wood" in color with ice & water shield Approx. 9' foundation walls (not ceiling height) and 10', 11' and 12' ceilings on main level Front elevations with stucco & stone accent included (per plan); Renderings may show upgrades LP® SmartSide® Trim & Siding</p>	<p>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 Jetted 42x72 tub at Master Bath with ceramic tile surround and step Drop-in laundry sink Passive radon vent with 1 outlet in attic for future finish Sump pump in basement with battery backup 2 exterior hose bibs</p> <p>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</p> <p>WINDOWS AND EXTERIOR DOORS Choice of white or tan vinyl windows and sliding patio doors Low "E" insulated glass; fixed or single hung with screens and security locks Textured fiberglass 6'8" tall fiberglass front door with 2 direct-set clear glass sidelights</p> <p>WARRANTIES 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</p> <p>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)</p> <p>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</p>
--	---

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.