

James Engle

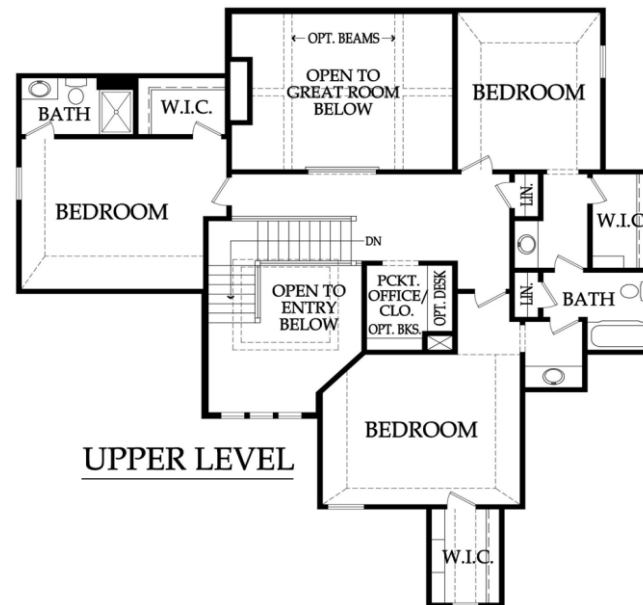
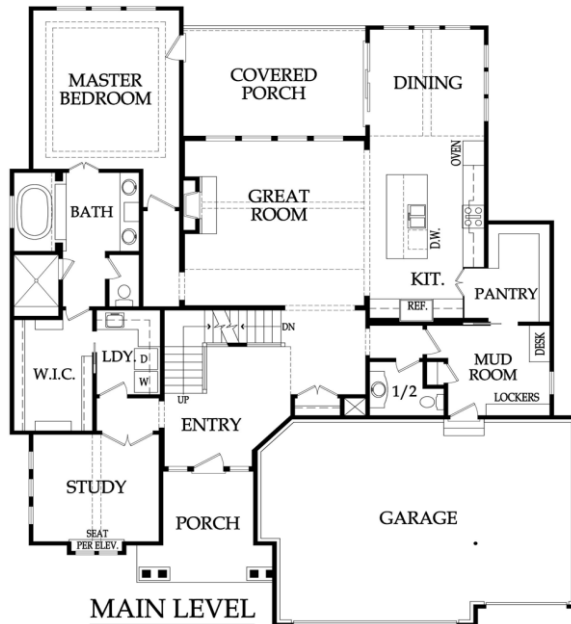
CUSTOM HOMES, LLC

The Sanibel

1.5 Story, 4 Bedrooms, 3.5 Baths, 3340+/- square feet
\$443,000 + Lot



Hampton 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
STANDARD FEATURES

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

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

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 8 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 backsplash
Ceramic tile walls and floor in Master 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

HEATING AND AIR CONDITIONING

Two 18 SEER A/C's, 1 iComfort wifi & 1 digital thermostat & 2 variable speed 80% eff. 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'x7' and 8'x7')
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
3/4 Bath and wet bar stub in basement for future finish
30 year composition roof with ice & water shield
Approx. 9' foundation walls (not ceiling height), 10' main level ceilings, 2-story Great Room & Entry
Front elevations with stucco & stone accent included (per plan); Renderings may show upgrades
LP® SmartSide® Trim & Siding

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
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

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

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

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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