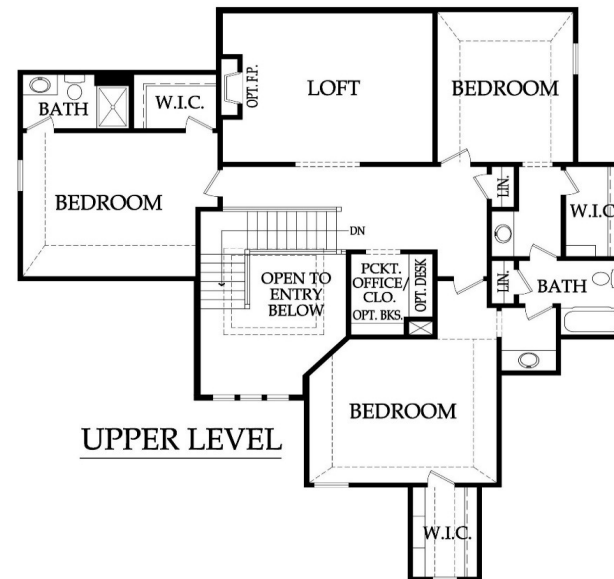
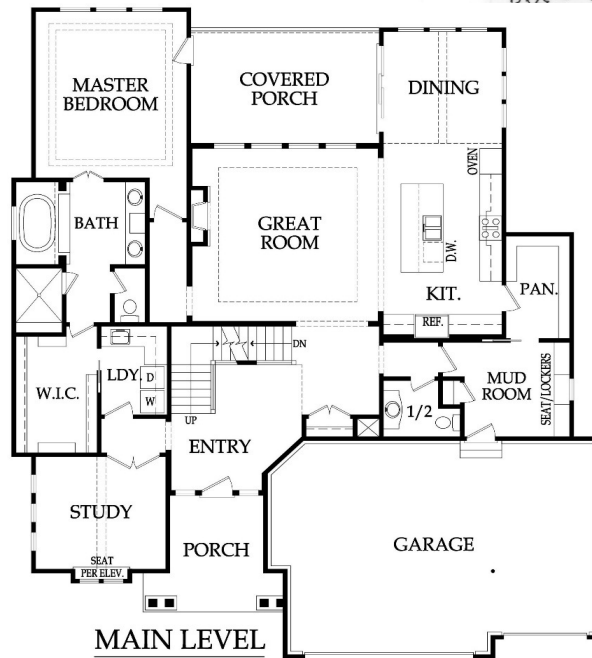


The Sanibel II

1.5 Story, 4 Bedrooms, Office, 3.5 Baths, 3590+/- square feet
See Website for Pricing - www.jamesengle.com/plans



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.

James Engle

CUSTOM HOMES, LLC

The Sanibel II

STANDARD FEATURES

APPLIANCES	PLUMBING AND FIXTURES
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	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
CABINETS AND COUNTER TOPS	FIREPLACE, TRIM AND MIRRORS
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	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
ELECTRICAL AND LOW VOLTAGE	"MI" BRAND WINDOWS & EXTERIOR DOORS, FRONT DOOR
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)	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 (varies by elevation)
FLOORING AND TILE	WARRANTY AND SERVICES
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	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
HEATING AND AIR CONDITIONING	SITE WORK
Two 18 SEER A/C's, two iComfort wifi thermostats & two 96% eff. single stage gas furnaces Two humidifiers	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)
INSULATION, GARAGE DOORS AND OPENERS	JAMES ENGLE CUSTOM HOMES ADVANTAGE PROGRAM
Energy saving air seal foam & caulk package R-15 blown-in wall insulation & R-49 attic insulation (excluding Garage & vaults) (may vary on elevation styles) 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	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 Personalize your home when you meet with our Designer to make many of your décor selections
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 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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www.JamesEngle.com (866) 782-2220