

# James Engle

CUSTOM HOMES, LLC

**JamesHardie**  
NORTH AMERICA'S #1 BRAND OF SIDING

**ZIPsystem**  
SHEATHING & TAPE

## The Sanibel III

1.5 Story, 4 Bedrooms, Office, 4.5 Baths, 3947+/- square feet  
See Website for Pricing - [www.jamesengle.com/plans](http://www.jamesengle.com/plans)



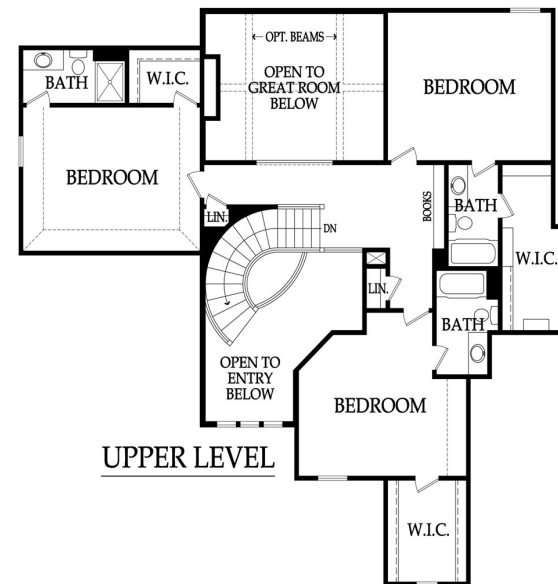
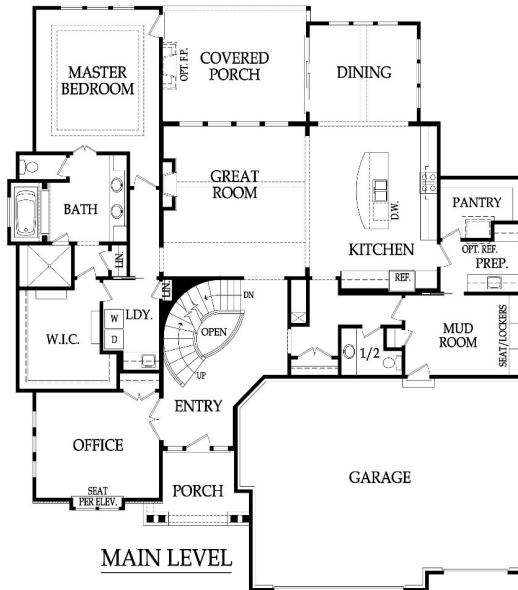
Mediterranean Elevation



Traditional Front Porch Elevation



Craftsman 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.

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### The Sanibel III STANDARD FEATURES

**APPLIANCES**

Stainless steel appliance package allowance of \$5,580 - dishwasher, two built-in wall ovens, 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 tops with std edge & std undermount sinks at Kitchen, Prep Kitchen (per plan), Laundry (per plan), LL Bar (per plan) and all std Baths  
Stained or enameled custom Kitchen cabinets, raised end panels, hidden hinges, oversized crown & std hardware  
Upper cabinets to ceiling with small wood doors at Kitchen and Prep Kitchen (per plan)  
Soft-close hinges on all cabinet doors  
7/8 extension soft-close drawer guide: Kitchen, Prep Kit (per plan) & Primary Bath; full extension Kitchen trash rollout  
1 upper & 1 lower enameled cabinet at Laundry Room

**ELECTRICAL AND LOW VOLTAGE**

Lighting allowance of \$8,000  
200 AMP service panel  
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)

**FLOORING AND TILE**

Ceramic tile floors in Primary 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 on Main Level, excluding:  
Primary Closet, Laundry & 3/4 Bath (per plan)  
Upgraded carpet allowance, upgraded designer stair carpet and 8# pad

**HEATING AND AIR CONDITIONING**

Two 16 SEER A/C's, two iComfort wifi thermostats & two 96% single stage gas furnaces  
Two humidifiers

**GARAGE**

Garage finish includes knockdown ceiling, 1x4 base board and 2 coats of paint  
Steel insulated garage doors with decorative trim overlay (16'x8' and 8'x8')  
2 Liftmaster Premium Series #8365-267 1/2hp chain drive openers, 3 remotes & 1 exterior keypad

**PLANS**

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  
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 Great Room & Entry  
8' tall interior doors on Main Floor  
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

**PLUMBING AND FIXTURES**

50 gallon gas water heater  
ORB, SS, Modern Chrome or Matte Black plumbing fixtures throughout home  
2 shower heads in Primary shower and 1 comfort height elongated toilet in Primary Bath & 1/2 Bath  
Freestanding tub allowance of \$2,850 at Primary Bath (per plan)  
Drop-in laundry sink with chrome faucet (per plan)  
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 faux stone and/or standard tile and wood mantle  
Boot bench in Mud Room  
Choice of black, 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 Primary Bath shower door  
Trim wrapped mirrors at Primary Bath vanities

**WINDOWS & EXTERIOR DOORS, FRONT DOOR**

Vinyl (white), double pane, fixed or single hung windows with screens  
Argon gas filled windows with Low "E" glass  
Textured fiberglass 6'8" tall front door with 2 direct-set clear glass sidelights (varies by elevation)

**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 CUP  
Fully sodded lot with fescue sod, up to 12,000 sq. ft., unless specified otherwise in CUP  
Up to 42' of 3 to 2-1/2 car wide driveway inclusive of the city approach  
Site Cost coverage – up to \$12,500 (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  
Personalize your home when you meet with our Designer to make many of your décor selections  
Builder provided whole home inspection by independent certified inspector allowance of \$550 (see JECH Addendum)

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