

Baylee Basic \$267,000

\$87 per Sq. Ft.

Architectural And Exterior Features

- One Year Full Builders Warranty
- Impact Fee And Building Permits
- Architectural Blue Print Engineered
- Surveys For 10,000 SQ.FT. Standard Lot (80x125)
- Lot Preparation For Standard Lot (80x125)
- Soil Pre-Treat
- Protective Soil Treatment Under Slab
- Culvert Under Driveway-If Required
- City Water And Sewer Hook-Up Up To 65 Feet
- Builders Risk Insurance. Note Owner responsible for flood insurance if required.
- Engineered Roof Trusses With 6/12 Pitch
- Engineered Heating And Cooling System
- CBS 3000 PSI Reinforced Concrete Slab
- 8" X 16" Concrete Tie Beam Poured Footers
- 9'4" Tiebeam
- R-30 Bhatt Ceiling Insulation
- R-11 Exterior Frame Walls Insulation
- R-4.1 Insulation On Interior Walls
- 16" On Center Metal Wall Studs
- Aluminum Soffit And Fascia (Fee Maintenance)
- CPVC/PEX Overhead Plumbing System
- Three Dimensional Shingle Roof
- Aluminum Windows With Screens White Or Brown
- Energy Efficient Tinted Windows
- Hurricane Shutters By Building Code
- 8' Overhead Hurricane Proof Garage Door
- Garage Door Opener With Two Remote Controls
- Attic Access In Garage
- 8' Double Door Entry
- Gutter And Downspout As Per Code If Needed
- Smoke Detectors As Per Plan
- A/C Return Vent In All Bedrooms
- Stucco Texture Design
- Front Elevation Window And Garage Door Stucco Trim Framing
- Side Entry Garage Door
- Knock Down Finish In Garage
- 2 Color Exterior Paint
- Concrete Driveway And Walkway Up to 900 Sq. Ft.
- Front Bell Door Chime
- Lanai Slab As Per Plan
- 12' Disappearing Sliding Glass Door

Custom Interior Features

- 9'4" flat ceiling throughout
- Arch Way Design As Per Plan
- 16" X 16" Ceramic Tile **Level # 1** In Wet Areas
- 8' Colonial 6 Panel Interior Doors
- 8' Colonial 6 Panel By Fold Closet Doors
- Knock Down Texture In All Walls And Ceilings
- Luxury Rounded Corner Edges
- 2 Color Interior Paint
- Cultured Marble Window Sills
- 3 1/2" Baseboard Molding
- Custom Interior Hard Wear And Locks
- A/C Vent In All Closets
- Ventilated Shelving In All Closets
- Wall To Wall Carpeting Level 1 throughout Except Wet Areas

Kitchen Design Features

- 36" Upper Cabinet Spacious Design
- European Style Cabinetry With Panel Doors
- Moen Faucet And Spray
- Sink With Hard Surface Counter Top
- Pantry Closet In Kitchen
- Whirlpool Electric Range
- Whirlpool Microwave Oven
- Whirlpool 25 Cubic Feet Double Door Refrigerator With Ice Maker And Water
- Whirlpool Dishwasher
- 1/3 HP Garbage Disposal
- GFI Outlets As Per Plan

Master Bathroom Features

- 36" High Custom Vanities (His)
- 36" High Custom Vanities (Hers)
- Make-Up Area Hers
- Custom Lighting As Per Plan
- Stucco Design Walls In Bathrooms
- Soaking Tub
- Culture Marble Counter Top
- Medicine Cabinet
- Moen Single Faucet
- Ceramic Tile 2' Around Tub **Level # 1**
- Ceramic Tile 7' Around Shower **Level # 1**
- Moen Shower Head
- Exhaust Fan
- Moen Faucet Tub
- American Standard White Toilet

Bathroom #2 Features

- 36" High Custom Vanity
- Custom Light As Per Plan
- Moen Faucet Single Level
- Soaking Tub
- Medicine Cabinet
- Ceramic Tile Around Tub 5' High **Level # 1**
- Exhaust Fan
- Moen Faucet Tub
- American Standard White Toilet
- Culture Marble Counter Top

Cabana Bath #3 Features

- Free Standing Pedestal Sink
- Custom Light As Per Plan
- Moen Faucet Single Level
- Cabana Bath Door
- Ceramic Tile Around Shower 7' High
- Safety Tempered Glass Sliding Shower Door
- American Standard White Toilet

Laundry Room Features

- Laundry Room Sink And Faucet
- Whirlpool Washer
- Whirlpool Dryer

Electric Features

- Light Fixture Allowance \$500
- 13 Series A/C System
- Digital Programmable Thermostat
- 200 Amp Electric Service
- 50 Gallon High Recovery Water Heater
- Structured Wiring Solution to include:
 1. Includes 4 Telephone/Data Outlet Locations
 2. Includes 4 Cable Locations
 3. Pre-Wire For 4 Ceiling Fans

Landscaping Features

- 3 Outside Hose Bibs
- Floratam Sod For Standard Lot (80x125)
- Automatic Irrigation Sprinkler System
- 2 Shade Trees And 10 Plans

MEGA Builders Corp. Addendum #1 Option Specification And Features For "Baylee" Basic Model
Initials: Mega Builders Corp. _____ Owner _____ Owner _____