

Luxor Platinum \$449,000

\$124 per Sq. Ft.

All Features And Specifications
As Shown In A Model

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
- Lot Preparation For Standard Lot (80x125)
- Fill And Grading Up To 3 Courses
- 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-5.0 Insulation On Interior Walls
- 16" On Center Metal Wall Studs
- Aluminum Soffit And Fascia (Fee Maintenance)
- CPVC/PEX Overhead Plumbing System
- **S-Tile or Flat Tile Roof**
- Aluminum Windows With Screens White or Brown
- Energy Efficient Tinted Windows
- Hurricane Shutters By Code
- **Impact Glass Windows**
- 8' Overhead Hurricane Proof Garage Door
- Garage Door Opener With Two Remote Controls
- Attic Access In Garage **With Stair Case**
- 8' Fiberglass 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
- Brick Pavers or Stamp Concrete Driveway and Walkway up to 1,200 Sq.Ft
- Front Bell Door Chime
- Lanai Slab As Per Plan
- 8' French Doors
- **Exterior Front Stone Package**
- **Fountain At The Entrance**
- **Garage Door And Front Door Wood Stone Finish**
- Summer Kitchen Hook Up H/C Water & Electric

Custom Interior Features

- 9'4" To 12'4" Tri Design Ceiling Throughout
- Arch Way And Niches Design As Per Plan
- **Saturnia Marble Floors In All Living Area Except Bedrooms**
- 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
- Marble Window Sills
- 5 1/4" Baseboard Molding
- Custom Interior Hard Wear And Locks
- A/C Vent In All Closets
- Ventilated Shelving In All Closets
- Pergo Wood Floors Or Wall To Wall **Carpeting Level #2 In All Bedrooms**
- **Crown Molding As Shown In The Model**
- **6' Mosaic Floor Medallion In Living Room**
- **Interior Lime Stone Package**
- **Fire Place**

Kitchen Design Features

- 42" Upper Cabinet Spacious Design
- European Style Cabinetry With Panel Doors
- **Four Upper Cabinet Doors With Glass Cabinet Molding**
- Stainless Steel Double Sink
- Moen Faucet And Spray
- **Granite Counter Top**
- **Back Splash Level # 2**
- Pantry Closet In Kitchen
- Stainless Steel Kenmore Electric Range
- Stainless Steel Kenmore Microwave Oven
- Stainless Steel Kenmore 25 Cubic Feet Double Door Refrigerator With Ice Maker And Water
- Stainless Steel Kenmore Dishwasher
- 1/3 HP Garbage Disposal
- GFI Outlets As Per Plan

Master Bathroom Features

- 5X9 Dressing Area
- 36" High Custom Vanities (His)
- 36" High Custom Vanities (Hers)
- Make-Up Area
- His and Hers Walk-In Closets
- Custom Mirror Over Vanities
- Custom Lighting As Per Plan
- Smooth Walls In Bathroom
- **Jacuzzi Tub**
- **Granite Counter Top**
- Medicine Cabinet
- Moen Single Faucet
- **Marble 2' Around Tub Level#2**
- **Marble 7' Around Shower**
- Moen Rain Shower Head Spray
- **Two (2) Body Spay In The Shower**
- Custom Tempered Shower Glass Door

- Exhaust Fan
- Moen Faucet Tub
- **Bathroom Accessory Set**
- American Standard White Toilet

Bathroom #2 Features

- 36" High Custom Vanity
- **Custom Mirror Over Vanity**
- Custom Light As Per Plan
- Moen Faucet Single Level
- Soaking Tub
- Medicine Cabinet
- **Marble Around Tub 5' High Level # 2**
- Exhaust Fan
- Moen Faucet Tub
- **Bathroom Accessory Set**
- American Standard White Toilet
- **Granite Counter Top**

Cabana Bath #3 Features

- Free Standing Pedestal Sink
- **Custom Mirror Over Sink**
- Custom Light As Per Plan
- Moen Faucet Single Level
- Medicine Cabinet
- Cabana Bath Door
- **Marble Around Shower 7' High**
- Safety Tempered Glass Sliding Shower Door
- **Bathroom Accessory Set**
- American Standard White Toilet Laundry Room Features
- **42" Upper Cabinet In Laundry Room**
- Laundry Room Sink And Faucet
- Kenmore Washer
- Kenmore Dryer

Electric Features

- Light Fixture Allowance **\$2,000**
- Ceiling Fans Four (4) Allowance **\$800**
- RHEEM 13 SEER 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

Landscaping Features

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

MEGA Builders Corp. Addendum #1 Option Specification And Features For "Luxor" Platinum Model

Initials: Mega Builders Corp. _____ Owner _____ Owner _____

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