

# Luxor Standard \$394,900

\$109 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
- Fill And Grading Up To 3 Courses
- 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-5.0 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
- Brick Pavers or Stamp Concrete up to **1,200 Sq.Ft**
- Front Bell Door Chime
- Lanai Slab As Per Plan
- 8' French Doors
- Summer Kitchen Hook Up H/C Water & Electric

## Custom Interior Features

- 9'4" To 12'4" Tri And Flat Ceiling Throughout
- Arch Way And Niches Design As Per Plan
- 16" X 16" Ceramic Tile **Level # 1** 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
- Cultured Marble Window Sills
- 5 ¼ 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** In All Bedrooms
- Marble Window Sills Interior

## Kitchen Design Features

- 42" Upper Cabinet Spacious Design
- European Style Cabinetry With Panel Doors
- Stainless Steel Double Sink
- Moen Faucet And Spray
- Hard Surface Counter Top
- 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

## 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

## 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 Mirrors Over Vanities
- Custom Lighting As Per Plan
- Smooth Walls In Bathroom
- Soaking Tub
- Cultured Marble Counter Top
- Medicine Cabinet
- Moen Single Faucet
- Ceramic Tile 2' Around Tub **Level # 1**
- Ceramic Tile 7' Around Shower **Level #1**
- Moen Rain Shower Head Spray
- Custom Tempered Shower Glass Door
- 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
- Cultured Marble Counter Top

## Cabana Bath #3 Features

- Free Standing Pedestal Sink
- Custom Light As Per Plan
- Moen Faucet Single Level
- Medicine Cabinet
- Cabana Bath Door
- Ceramic Tile Around Shower 7' High **Level # 1**
- Safety Tempered Glass Sliding Shower Door
- American Standard White Toilet

## Laundry Room Features

- 36" Upper Cabinet In Laundry Room
- Laundry Room Sink And Faucet
- Kenmore Washer
- Kenmore Dryer

MEGA Builders Corp. Addendum #1 Option Specification And Features For "Luxor" Standard Model  
Initials: Mega Builders Corp. \_\_\_\_\_ Owner \_\_\_\_\_ Owner \_\_\_\_\_

*Luxor Standard* \$394,900

*\$109 per Sq. Ft.*