

The Estatesian



125 Series

Construction Features

- 9' Ceilings on 1st Floor & Vaulted on 2nd Floor
- 6'8" Entry Door & One Sidelite with Full Glass
- 6" Thick Cast in Place Concrete Walls
- Engineered Roof Trusses
- R-30 Ceiling Insulation
- 3000 psi Concrete Slab with Fiber Mesh
- Three Coat Stucco System Over Concrete Walls With Primer & Sealer Paint System
- Fiberglass Exterior Swing Doors
- Vinyl Ceilings on Porches
- 16' Wide Brick Paver Driveway
- Insulated Windows

Electrical / HVAC

- 200 Amp Electric Service
- \$600 Lighting Allowance
- Pre-Wired For 2 Cable TV Outlets
- Pre-wired for 2 Cat5e Phone Outlets
- Prewired For Fan/Light Outlets in Great Rm, and All Bedrooms
- 13 Seer AC Unit w/ Heat Pump

Kitchen

- Wood Cabinets with Your Choice of 5 STD. Cabinet Styles and Finishes With Bevel-Edge Laminate Countertops
- 1/3 hp Garbage Disposal
- Semi-Gloss Paint for Easy Cleanup
- Whirlpool® Smooth-Top Range, Space Saver Microwave, and Energy Star Dishwasher

Baths

- Cultured Marble Vanity Top with Oval Recessed Cultured Marble Sink And Choice of 5 STD. Wood Cabinets
- White Elongated Toilet
- 8x12 Bathroom Wall Tile with Choice of Color
- Semi-Gloss Paint for Easy Cleanup

Inside Your Home

- Marble Window Sills
- Enamel Painted Wood Trim
- Stain-Resistant Carpet with 1/2", 8lb Carpet Pad
- 18" x 18" Ceramic Tile in Foyer, Laundry, Kitchen and Baths
- Four Standard Styles of Masonite™ Interior Doors
- Antique brass interior lever door handles
- Two Color Paint
- 3 1/2" Tall Baseboards
- Garage Door Opener w/ Remotes

Outside Your Home

- 30 Year (75 mph) Architectural Shingles w/ Upgraded Synthetic Roof Underlayment
- Metal Hurricane Shutters
- Entire Lot Covered with St. Augustine Sod
- Automatic Pop Up Sprinkler System
- Three Exterior Electrical Outlets
- Two Exterior Hose Bibs
- Professionally Installed Landscape Package

140 Series

(Includes Features From 125 Series)

Added Features

- 110 mph Architectural Shingles
- All Doors 8' Tall Including Garage
- F-I Foil Radiant Barrier
- 5 1/4" Base Boards
- Granite Countertops in Kitchen w/ Stainless Steel Undermount Sink
- 42" Upper Cabinets in Kitchen
- Cabinets in Laundry (Per Plan)
- Decorative Listello in Baths
- \$1000 Lighting Allowance (Total)
- Network Connection Panel for Structured Wiring System
- Stainless Steel Whirlpool® Appliances
- Decorative Railing on Front Porch

160 Series

(Includes Features From 125 & 140 Series)

Added Features

- 130 mph Architectural Shingles
- Sealed, Semi Conditioned Attic Space Insulated with Open Cell Spray Foam Insulation. Reduces Energy Consumption up to 40%
- Low-E Insulated Impact Resistant Windows
- Insulated Impact Resistant Door Glass
- Gas Appliances Including Tankless Gas Water Heater - Savings up to 45% Compared to Tank Water Heaters
- High Efficiency 15 Seer Cooling System with Heat Pump and Energy Recovery Ventilators
- \$1200 Lighting Allowance (Total)

Designed & Built By

LPA



Land Planners & Associates

@

SUGAR MILL
GARDENS



The Etesian



AREA CALC'S	
1st FLOOR LIVING	1361
2nd FLOOR LIVING	455
GARAGE	472
COVERED PORCH	160
ENTRY PORCH	173
TOTAL	2621

LPA RESERVES THE RIGHT TO IMPROVE OR REVISE THE DESIGN AND/OR SPECIFICATIONS DURING CONSTRUCTION. PRICES, FLOORPLANS, AND BRANDS ARE SUBJECT TO CHANGE WITHOUT NOTICE. DIMENSIONS ARE APPROXIMATE