

The Metessino



I25 Series

Rendering Includes Options

Construction Features

- 10' Ceilings in Great Room and 9' Ceilings in Bedrooms
- 8' Entry Door 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, Loft 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

I40 Series

(Includes Features From I25 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
- Upper Cabinets Above Bartop Island
- Cabinets in Laundry (Per Plan)
- Decorative Listello in Baths
- \$1000 Lighting Allowance (Total)
- Network Connection Panel for Structured Wiring System
- Stainless Steel Whirlpool® Appliances
- Additional Sink in Master Bath

I60 Series

(Includes Features From I25 & I40 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

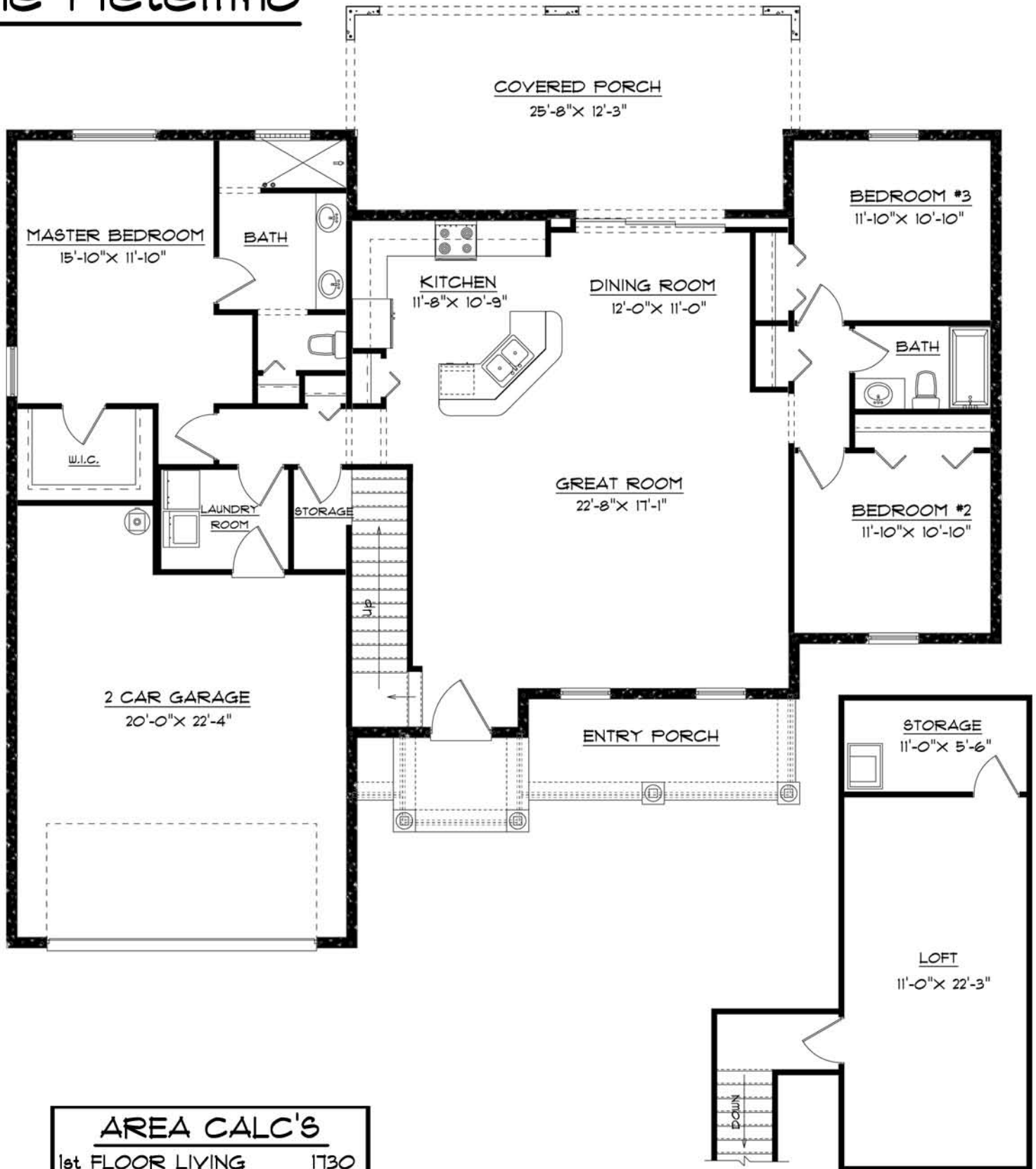
LPA
Land Planners & Associates

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**SUGAR MILL
GARDENS**



The Metellino



<u>AREA CALC'S</u>	
1st FLOOR LIVING	1730
2nd FLOOR LIVING	350
GARAGE	506
COVERED PORCH	327
ENTRY PORCH	164
TOTAL	3077

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