

The Cottages at St. Augustine Beach

Design Finishes and Features

Unseen Values

- Superior construction with framed second floor (per plan)
- Visqueen vapor barrier under all concrete floors, including garage
- All homes professionally engineered roof trusses with extra strapping to meet Florida's current hurricane building codes
- Steel reinforced concrete footings
- Added strength of double 2 x 4 top plates on all load bearing walls
- Soil poisoning treatment under entire home and garage

Electrical Features

- 200 amp electrical service with breaker panel
- 220 volt dryer connection with vent
- Two exterior 110 volt weatherproof outlets
- Designer lighting selections
- Rocker electrical switches
- Four telephone pre-wires
- Four cable TV pre-wires
- Recessed lighting throughout (per plan)
- Fluorescent lighting in laundry, garage and walk-in closets
- Smoke detectors, per code
- Pre-wire for security system
- Pre-wire for ceiling fans in great room, bedrooms and porches (per plan)

Exterior Features

- Low maintenance Stucco combined with Hardi siding
- Standing seam galvalume metal roof
- Low maintenance Hardi trim (per plan)
- Large covered front and rear porches with pressure treated wood decking (per plan)
- Glass windows with mullions
- Glass full-light insulated doors

- Exterior hot and cold water shower
- Underground pressure pump for efficiency of waste disposal
- Painted garage ceiling and walls

Energy Saving Features

- Professionally engineered insulation system – includes R-30 value in ceilings and R-11 value in walls
- Quick recovery energy efficient 66 gallon water heater
- Ventilated soffit system
- High efficiency 13 S.E.E.R air to air heat pump system (zoned per plan)
- Water-saver elongated toilets
- White double-glazed thermo pane glass windows ; all with screens
- All windows and doors sealed to prevent air infiltration

Elegant Interior Appointments

- Choice of wood or tile in main living areas
- (per plan)
- Ceramic tile in laundry and bathrooms Berber or plush wall-to-wall stain release carpet with 7/16th 6 lb. rebound pad in bedrooms and flex areas 2-Panel hollow-core
- interior doors with nickel hardware
- 1” x 6” Baseboards throughout
- 1” x 4” window and door casings throughout
- Crown moulding at flat ceilings in main
- living areas and master bedroom
- Textured finished ceilings throughout
- Custom crafted wooden windowsills
- Vaulted or volume ceilings (per plan)
- Ventilated closet shelving

Professionally Designed Kitchen

- General Electric stainless steel appliances
- Glass-ceramic cook-top range with self-cleaning oven
- Microwave/Hood vent
- Quiet Package Dishwasher
- Badger V garbage disposal
- Custom cabinetry with selection of wood or white raised panel and shaker-style doors

Quality Assurance & Customer Service

- Palmetto Homes' Standard Builder Warranty Manufacturer's warranties on appliances, fixtures and equipment
- Termite Bond Pre-closing inspection and home orientation
- Palmetto Homes' commitment to complete customer satisfaction

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