

The Cottages at St. Augustine Beach

Design Finishes and Features

Unseen Values

Superior masonry 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 over concrete block construction
1st floor and framed 2nd floor
Standing seam galvalume metal roof
Low maintenance *Hardi* trim (*where possible*)
Large covered front and rear porches with pressure treated wood decking (*per plan*)
PGT Impact glass windows with mullions
Therma-tru Impact glass full-light insulated doors
Impact ½ - light insulated garage service door
Belt-driven garage door openers
Decorative pavers on driveway
Front sidewalk with oyster shell finish
Seamless aluminum rain gutters
Picket fence between sidewalk and front yard
Professionally designed landscape package
Complete underground irrigation system
Two exterior hose bibs
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 impact 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
42" Upper cabinets w/crown moulding and under-cabinet lighting
Granite counter tops
Stainless steel under-mount cast iron double compartment sink with one-touch faucet
Ice-maker hook-up

Luxurious Bathrooms

Ceramic tile flooring
Custom cabinetry with selection of wood or white raised panel and shaker style doors
Full beveled-edge mirror over raised vanities
Mirrored medicine cabinets (*per plan*)
Cultured marble vanity tops and sinks
Cultured marble garden tub and separate ceramic tile shower with glass enclosure in master bath
Cast iron white tub/shower with ceramic tile to 7' in guest baths

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

Final Design Features may be somewhat modified from the above. Palmetto Homes may substitute individual items with a comparable item, based on availability.
01/15/08