

Miranda Model Specifications



General

- All Permit, Impact and Connections Fees Payable to The City of Cape Coral
 - No Betterment or CIAC Fees Included
- Surveys, Blueprints, Elevation Certificates, & Energy Calcs
- Temporary Electric & Water During Construction
- Builder's Risk Insurance Allowance
- Erosion Control as Needed per Code
- 3-Course Concrete Block Stemwall
- Allowance of \$20,000 for Fill & Grade
- 8" By 16" Poured Concrete Footers w/ Reinforcing Rods
- 8" By 16" Concrete Tie Beam Reinforced w/ 4 Continuous Steel Rods
- CBS Construction w/ 5/12 Roof Pitch
- Engineered Roof Truss System
- Interior Wall Studs 16-Inch on Center
- Aluminum Soffit and Fascia
- Concrete Tile Roof System
- Steel Garage Doors
 - ½ HP Chain Drive Garage Door Openers w/ 2 Remotes & Keypad
- Travertine or Marble Interior Windowsills
- Wire Shelving in Closets & Pantry
- 42" Standard Vanity Mirrors in Bathrooms
- \$5,000 Appliance Allowance
- Warranty- (1) Year on Materials & Workmanship & (10) Years on Structural.
- Professional Interior Design Services for Color Selections

Sod, Landscaping, Irrigation & Driveway

- \$1,500 Landscape Package
- Floratam Sod
- Irrigation System w/ Digital Timer & Rain Sensor for Standard 80'x125' Lot
- Paver Driveway w/ Choice of Standard Colors & Pattern Style

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Plumbing

- PEX Piping w/ PVC Drains
- City Water and Sewer Hook-Ups up to 80'
- Outside Hose Bibs
- 50-Gallon Electric Hot Water Heater
- Pre-Plumb for Future Summer Kitchen
- Kitchen
 - Moen Pull-Out Faucet
 - Badger V ½ HP Garbage Disposal
 - Dishwasher & Icemaker Hook-Up
- Master Bath & Guest Bath
 - Elongated Water Closet
 - Moen Eva Lavatory Faucets
 - Moen Eva Shower & Tub Trim
 - Soaker Tub (In Master)
 - 5' Vikrell Tub (Bath 2)
 - Installation of up to (3) Homeowner Provided TP & Towel Holders in Non-Tiled Areas
- Laundry Room
 - Laundry Tub
 - Standard Laundry Faucet

HVAC

- Professionally Engineered 16 Seer HVAC System. Includes a Digital Programmable Thermostat

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Electric

- \$1,500 Allowance for Underground Electric with Single Empty Conduit
- 200 Amp Electric Service
- Smoke Detectors Installed
- Pre-Wired for Ceiling Fans
- Under Cabinet Lighting in Kitchen
- Media Panel with Coax & CAT6 Wiring
- PVC Floor Receptacle
- Recessed Cans
- \$2,000 Decorative Lighting Allowance- Installation of Owner Provided Ceiling Fans Included

Insulation

- R-5 ¾" Rigid Insulation on Exterior Block Walls
- R-38 Ceiling Insulation

Drywall & Exterior Finish

- Skip Trowel Finish on all Walls & Ceilings. ½" Sag Resistant Drywall on all Interior Ceilings. ½" Regular on Walls. ½" Densheild on Shower & Tub Walls for Tile Backer.
- ½" Soffit Board at all Exterior Ceilings
- Light to Medium Dash Brush Exterior Masonry Finish
- Foam and Stucco Details to be Sand Finish
- Decorative Aluminum Grill on Front Elevation

Exterior Doors & Windows

- Smooth Finish Fiberglass Entry Doors w/ Single Light, Low-E, Impact Glass
- Smooth Finish Fiberglass, Single Light, Impact "Blanca" Glass for Pool Bath
- PGT or Equivalent Windows & Sliding Glass Doors w/ Low-E, Impact Glass & Aluminum Frames

Painting

- Choice of (2) Exterior Color Combinations in Flat or Satin Finish
- Choice of (2) Interior Colors. (1) Color for Walls & Ceilings in Flat Finish & (1) Color for Doors & Trim in Semi-Gloss Finish

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Interior Trim

- 8' Hollow Core 6 Panel "Colonist" Interior Doors
- 8' Single Light French Doors in Study
- 3 ¼" Casing
- 5 ¼" Baseboards
- 5 ¼" Crown Mold in Tray Areas
- Schlage Interior & Exterior Door Hardware

Floor Coverings & Bathroom Wall Tiles

- Choice of Color for 20" Porcelain Floor Tile in Kitchen, Dining, Great Room, Laundry, and Bathrooms
 - Includes Crack Membrane Under all Floor Tiles
- Choice of Color for Wall-to-Wall Plush Carpet in All Bedrooms & Study
- Choice of Color for Porcelain Wall Tiles for Tub and Shower Areas
 - Wall Tile Installed to Standard Ceiling Height
- \$800 Allowance for Tiled Kitchen Backsplash

Cabinets & Countertops

- Plywood Construction Cabinets w/ Dovetail Drawers, Soft Close Glides & Soft Close Hinges. Choice of Standard Finish & Door Style
 - Kitchen Includes 42" Uppers, Crown Molding, Light Rail & Trash Pull-Out
- Choice of Level #1 Color Granite for Kitchen & Bathroom Countertops w/ 4" Backsplash
 - Stainless Steel Undermount Kitchen
 - Standard Undermount Bath Sinks