

SOFIA MODEL FLOOR PLAN

ALL PICTURES SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY



3
Bedrooms



2
Car Garage



2
Bathrooms



1,357 sqft
Living Area



1,907 sqft
Total Area



TABULATED AREA

Living Area:	1,357 SF.
Land:	96 SF.
Garage:	420 SF.
Entry:	34 SF.
Total Area:	1,907 SF.

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SPEC SHEET

STRUCTURAL FEATURES AND MATERIAL

Monolithic Foundation and CBS construction
4" reinforced concrete slab with vapor barrier
Steel reinforced bond beam around house
Engineered roof trusses with hurricane straps
Plywood sheathing or equivalent on roof
Dimensional Asphalt Roof Shingles in Standard Colors
Lanai under truss with concrete floor
Concrete driveway
Stucco Finish on exterior Walls
Smooth drywall on interior Walls and Ceiling
Moisture resistant board in wet areas
Interior Garage walls finished and painted
Exterior hurricane impact windows and doors
Hurricane Impact Garage Door

KITCHEN- CABINETS AND CLOSET FEATURES

Beautiful cabinet kitchen in wooden design
Soft close cabinet hinges
Standard pull handles
Level one granite or quartz countertop with standard edging
Stainless double bowl sink
Single Hole Standard Kitchen Faucet
Icemaker line
Ventilated closet wire shelving
Stainless steel appliance package includes: microwave over range, 26 c.f. Refrigerator, top range & dishwasher (washer and dryer NOT included)

BATHROOM FEATURES

Bathroom vanity sink with top in granite or quartz
Mirrors over vanities
One (01) tub included if desired in bathroom
Standard chrome faucets
Standard wall tile in showers
Standard tiled floors offered

MECHANICAL FEATURES

Central Heating and Air Conditioning
Decorative Extruded Aluminum Ceiling Diffuser
Ceiling fan in Bedrooms
Exhaust fans in bathrooms as per blueprints
Fiberglass roof insulation as per code
Exterior Wall Insulation as per code

ELECTRICAL FEATURES

200 Amp Electrical Service
Recessed accent lighting
Smoke detector per code
Washer and Dryer hookups

PLUMBING

Pex-pipe (highdensity polyethylene) water lines
Electric Tankless Water Heater
Exterior hose bibs per blueprint
Standard chrome plumbing fixtures throughout

LANDSCAPING

Bahia sod per code
Landscaping per code

COLOR AND STYLE

Standard tile (straight installation) on floor
Interior Paint: Choice of 01 Standard Color on walls with White flat Ceiling and White semi-gloss on wood trim
Exterior Paint: Choice of 02 Standard satin colors: bands and walls
Interior doors: colonial or modern raised panel hollow core doors with 2 1/4" colonial or modern casing
5 1/2" baseboard
Mailbox