

# TRADEWINDS

LUXURY HOMES, LLC

8133 Agate Street, Port Charlotte, FL 33981

www.TradewindsLuxuryHomes.com

## STANDARD FEATURES

### PROPERTY IMPROVEMENTS (Charlotte County)

#### 10,000 Square Foot Standard Lot

Free Lot Evaluation  
Property Boundary and Topo Survey  
Drafting & Engineering  
Impact Fees & Permit Fees  
Tree Ordinance Fees  
Sewer and Water Hookups & Tap Fees  
Underground Electrical Service (200-Amp)  
Utility Fees during Construction  
Liability and Builders Risk Insurance  
Termite Treatment

### EXTERIOR

Concrete Block Construction w/reinforced  
Monolithic Concrete Slab  
Home Engineered for 160 mph Winds  
Minimum 9'-4" Wall Heights  
Textured Stucco Finish  
Aluminum 6" Fascia and Soffit  
Plywood Roof Deck  
Truss Guard (seasonal)  
Dimensional 30-Year Owens Corning or GAF Shingles  
DensGlass Exterior Lanai & Entry Ceilings  
With Painted Stucco Finish  
Pavers on Driveway, Walkway, Entry & Lanai  
Outside Hose Bibs (3) and Electrical Outlets (3)  
PGT Impact Rated Low-E Windows  
PGT Impact Rated Low-E Sliding Glass Doors  
Therma-Tru Impact Rated Crystalline Glass  
Entry Doors  
Impact Rated Obscure Glass Bath Door or Clear Glass  
Lanai Door  
Impact Rated Overhead Garage Doors with  
Openers & Remotes  
**NO HURRICANE SHUTTERS REQUIRED**  
Gutters on Front of House  
Choice of Exterior Paint Colors (3 included)  
Bahia Sod

### INTERIOR

16 SEER Central Amana Air Conditioning & Heat  
R-30 Fiberglass Ceiling Insulation  
¾" Foam Board Wall Insulation  
R-19 Garage Common Wall Fiberglass Insulation

2x4 Wall Studs  
50 Gallon Electric Hot Water Heater  
Crown Molding in the Main Living Area  
Crown Molding in Tray Ceilings w/Recessed Lights  
5 ¼" Baseboard & 3 ¼" Casing in all Rooms  
8' Tall interior doors, choice of door styles  
Choice of Interior Paint Colors (2 included)  
Schlage Interior & Exterior Door Handle Sets  
Rounded Drywall Corners  
Marble, Travertine, or Wood Window Sills  
Prewired for TV (4) & Phone (2)  
Ceiling Fans pre-wired in Bedrooms, Great Room,  
Nook, Den, and Lanai  
Recessed LED Can Lights (20 included)  
Lighting & Fan Allowance: \$1,500  
Laundry Tub in Laundry or Garage (customer choice)  
Wire Shelving In Closets  
Porcelain or Ceramic Floor Tile Throughout, Standard  
or Diagonal Installation with Underlayment  
(from standard selections)  
Texture Finished and Painted Walls in Garage  
Attic Access Pull Down Stairs in Garage

### KITCHENS & BATHS

Appliance Allowance: \$4,000  
Granite or Marble Countertops (Level I) with  
Undermount Sinks  
Tile Backsplash in Kitchen (\$400 material allowance)  
Merillat Maple Cabinets w/42" Uppers, Crown Molding  
Dovetail Boxes, and Soft Close Drawers  
Medicine cabinets in master bath  
Moen Brushed Nickel Fixtures w/Slide Bar Shower  
in Master Bath  
Porcelain or Ceramic Floor & Wall Tile to Ceilings in  
Showers (from standard selections)  
Garbage Disposal  
Mirrors in Bathrooms

*Two Year Builders Warranty  
(see warranty sheet for details)*

*Dated 01/18/2017 2017d*