

**SARASOTA**  
REVERSE EXPANDED

James Engle  
Custom Homes



**4**  
BEDS

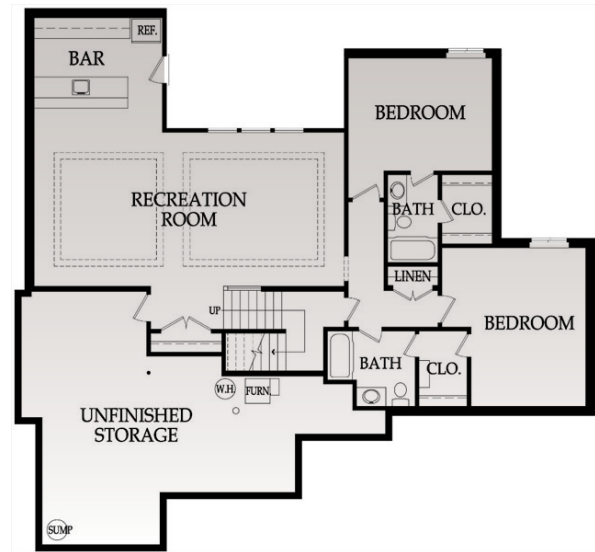
**4.5**  
BATHS

**3515**  
SQ. FT.



**REVERSE**  
**1.5 STORY**

\*\*\*Actual plan will be an expanded version of what is shown. Final square footage and plan changes will be updated as soon as we have them.



**EXTERIOR:**

- Choice of white or tan vinyl windows and sliding patio doors
- Low "E" insulated glass; fixed or single hung with screens and security locks
- Textured fiberglass 6'8" tall fiberglass front door with 2 direct-set clear glass sidelights

**INTERIOR:****KITCHEN**

- o Level 1 Granite Kitchen tops with std edge & undermount stainless steel sink
- o Choice of standard oil rubbed bronze or brushed nickel hardware
- o Synthetic granite bathroom vanity tops
- o Stained custom Kitchen cabinets with raised end panels, hidden hinges and oversized crown
- o 1 upper & 1 lower enameled cabinet with laminate top at Laundry Room

**PLUMBING AND FIXTURES**

- o 50 gallon gas water heater
- o Oil rubbed bronze or stainless steel fixtures – Kitchen, MBA & ½ Bath
- o Chrome fixtures at all remaining locations
- o 2 shower heads in Master shower
- o One-piece white fiberglass shower/tub units, unless specified otherwise

**FIREPLACE, TRIM AND MIRRORS**

- o Direct vent fireplace with floor-to-ceiling stone façade and wood mantle
- o Boot bench in Mud Room
- o Choice of oil rubbed bronze or brushed nickel door knobs and hinges
- o Wrought iron spindles, wood end caps and square capped newel posts
- o Heavy, frameless, swinging, clear glass Master shower door
- o Trim wrapped mirrors at Master Bath vanities

**INSULATION, GARAGE DOORS AND OPENERS**

- o Energy saving air seal foam & caulk package
- o R-15 blown-in wall insulation & R-49 attic insulation (excluding Garage & vaults)
- o Tyvek Home Wrap at LP Smart panel siding; Zip System at lap/shake/stucco/stone/brick elevations
- o Steel insulated garage doors (16'x7' and 8'x7')
- o 2 Liftmaster Premium Series #8365-267 ½hp chain drive openers, 3 remotes & 1 exterior keypad

**SITE WORK**

- o Landscaping Allowance of \$1,500, unless specified otherwise in C.U.P.
- o Fully sodded lot with fescue sod, up to 12,000 sq. ft., unless specified otherwise in C.U.P.
- o Up to 42' of 3 to 2-1/2 car wide driveway inclusive of the city approach
- o Site Cost coverage – up to \$7,500 (see JECH Addendum)

**\*\*Standard features above do not include Century Farms minimum required features and cost allowances**

