



## Additional Features By Package

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-	Delete Option (omit to reduce package cost)
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	Bronze	Silver	Gold	Platinum	Model
<b>Ceiling Heights (Bedrooms / Main Living Area)</b>					
8' Flat / Cathedral	•	-	-	-	-
8' Flat / 9'4 Flat	+	•	-	-	-
9'4 / 9'4 with Great Room Tray -or- cathedral in Main Living Area	+	+	•	-	-
9'4 w/ Tray in Master / 10' w/ Tray in Great Room	+	+	•	•	•
<b>Structural</b>					
Lintel Block Construction	•	•	•	•	•
Double-Row Lintel Block	+	+	•	•	+
Added Reinforcement (Code-Plus)	+	+	+	•	•
Slab-on-grade construction	•	•	•	•	-
Stemwall construction	+	+	+	+	•
<b>Trusses</b>					
Storage-in-attic style trusses over garage with drop stair	+	+	•	•	•
"Florida Basements" over laundry & closets as shown in model	+	+	+	•	•
<b>Exterior Block Wall Insulation</b>					
Foil Radiant Barrier	•	-	-	-	-
Foil-Face Foam Boards	+	•	•	-	•
DOW Blue Boards	+	+	+	•	+
<b>Roof Sheathing</b>					
1/2" (nom.) Oriented Strand Board (OSB)	•	•	-	-	•
1/2" (nom.) Plywood	+	+	•	•	+
Radiant Barrier added to Sheathing	+	•	+	•	+
<b>Roof Underlayment</b>					
15-lb Felt	-	-	-	-	-
30-lb Felt	•	•	-	-	-
"Peel & Stick" Secondary Water Resistive Barrier	+	+	•	•	•
<b>Roofing</b>					
Energy Star 30-yr architectural asphalt shingles	•	•	-	-	-
Barrel or Flat Profile Tile	+	+	•	-	-
5v Steel Roofing	+	+	+	•	•
<b>Windows &amp; Sliding Glass Doors</b>					
M.I. Aluminum-Framed, Insulated, Low-E	•	-	-	-	-
M.I. Aluminum-Framed, Insulated, Low-E, IMPACT	+	+	+	+	+
M.I. Vinyl-Framed, Insulated, Low-E	+	•	-	-	•
PGT Vinyl-Framed, Insulated, Low-E	+	+	•	-	+
PGT Vinyl-Framed, Insulated, Low-E, IMPACT Glass (where not protected by lanai shutters)	+	+	+	•	•
<b>Exterior Hinged Doors</b>					
PlasPro Fiberglass Doors with composite edges & jambs means no exposed wood to rot!	•	•	•	•	•
Double Glazed Insulated Inserts; Mini-blind in Master Bedroom Door	•	•	•	•	•
Impact Glass	+	+	+	•	+
<b>Interior Framing</b>					
Insect-proof galvanized steel studs for straight walls	•	•	•	•	•
Pressure-treated sole plates for better trim retention	+	+	•	•	•
<b>Attic / Ceiling Insulation</b>					
R-30 Fiberglass	•	•	-	-	-
R-38 Fiberglass	+	+	•	-	-
R-19 Spray Polyurethane Foam	+	+	+	•	•

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<b>Drywall corner beading</b>					
Square (standard) corner beading (unless noted otherwise)	•	•	•	•	•
Bull-nose on walls in main living area, but not window or door openings	+	+	•	-	+
Bull-nose on all walls and sliders, but not window openings	+	+	+	•	+
<b>Windowsills</b>					
Composite white windowsills	•	•	-	-	-
Carrara (White/Grey) Marble	+	+	•	-	•
Travertine (beige marble - honed & filled)	+	+	+	•	+
<b>Interior Trim</b>					
2-1/4" Colonial Casing and 3-1/4" Ogee Base	•	-	-	-	-
2-1/4" Colonial Casing and 5-1/4" Ogee Base	+	•	-	-	-
2-1/4" Baby Howe Casing and 5-1/4" Ogee Base	+	+	•	-	•
3-1/4" Howe Casing and 5-1/4" Ogee Base	+	+	+	•	+
Custom 1x4 & 1x6 Trim	+	+	+	+	•
Crown molding in great room tray (if selected)	+	+	+	•	•
<b>Paint - Interior</b>					
Ceilings - primed & painted flat white or flat wall color	•	•	•	•	•
Walls - primed & painted flat or satin in one color	•	•	•	•	•
Trim & interior doors - primed & painted white semi-gloss	•	•	•	•	•
Florida Paints premium paints	•	•	•	•	•
<b>Paint - Exterior</b>					
All walls & ceilings primed with Florida Paints Primer and Glades premium satin exterior paint	•	•	•	•	•
All exterior doors painted to match wall color or trim color	•	•	•	•	•
Add accent color for front door	+	+	+	•	•
<b>Overhead doors (all with Linear belt drive operators)</b>					
7' steel	•	•	-	-	-
8' Steel	+	+	•	•	•
Insulated	+	•	+	•	•
Upgraded Wood-Look	+	+	+	+	•
<b>Soffits</b>					
Aluminum	•	•	-	-	•
Vinyl	+	+	•	•	+
Vented with Fiberglass Insulation / Solid with Polyurethane Spray Foam insulation upgrade)	+	+	+	•	•
<b>Tile - Floors &amp; Coordinated Shower Walls</b>					
Ceramic (our Level 1)	•	-	-	-	-
Porcelain-Body (our Level 2)	+	•	-	-	-
Porcelain (our Level 3)	+	+	•	-	-
Porcelain (our Level 4)	+	+	+	•	•
<b>Door hardware</b>					
Schlage J-Series	•	-	-	-	-
Schlage F-Series	+	•	•	•	•
<b>Cabinetry</b>					
Ideal Nantucket Polar White	•	-	-	-	-
Armstrong Hargrove w/ Allwood Box Construction	+	•	•	•	-
30" Wall Cabinet Height	•	-	-	-	-
36" Wall Cabinet Height	+	•	-	-	-
42" Wall Cabinet Height	+	+	•	•	•



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<b>Cabinetry (continued)</b>					
Crown & Valance – layout as per model, profiles will differ	+	•	•	•	•
Allwood Drawers with Epoxy Glides	•	•	-	-	-
Dovetail Drawers w/ Undermount Epoxy Glides	+	+	•	-	-
Dovetail Drawers with Undermounted Full-Extension, Soft-Close Glides	+	+	+	•	•
Desk Area – layout as per model	+	+	+	•	+
Laundry Room – layout as per model	+	+	•	•	•
<b>Countertops</b>					
Laminate	•	-	-	-	-
High-Definition Laminate	+	•	-	-	-
Level 1 Granite	+	+	•	-	-
Level 2 Granite	+	+	+	•	-
Upgrade to Quartz	+	+	+	+	•
<b>Closet Shelving</b>					
White-coated wire shelving	•	•	-	-	-
Wood shelving in Master Closet	+	+	•	•	•
Wood shelving in Pantry	+	+	+	•	•
Single-row clothes closets, 5-row in pantry & linen	•	•	•	-	-
Double-row in clothes closets (as shown)	+	+	+	•	•
<b>Storm Protection</b>					
Bolt-on galvanized steel storm panels	•	-	-	-	-
Steel panels with "h" & "F" tracks	+	•	-	-	•
Upgrade to EZScreen net or Accordion for lanai openings & 1 clear panel per window	+	+	•	-	+
Impact Glass	+	+	+	•	•
<b>HVAC System</b>					
14 SEER High Efficiency Straight Cool	•	-	-	-	-
16 SEER High Efficiency Straight Cool	+	•	-	-	-
18 SEER High Efficiency Straight Cool	+	+	•	-	-
18 SEER High Efficiency Heat Pump	+	+	+	•	•
<b>Plumbing</b>					
CPVC fresh water piping under slab	•	•	-	-	-
PEX (cross-linked polyethylene) piping	+	+	•	•	•
Manabloc system	+	+	•	•	+
Moen Builder-grade fixtures (no tub in master)	•	-	-	-	-
Moen Builder-grade fixtures (including tub in master)	+	•	-	-	-
Kohler mid-grade fixture package	+	+	•	-	-
Kohler Upgraded fixtures as per model	+	+	+	•	•
Fiberglass tub/shower unit in guest bath (per plan)	•	•	-	-	-
Enameled steel tub in guest bath with tile wall surround (per plan)	+	+	•	-	-
Tile shower in guest bath	+	+	+	•	•
<b>Bath Mirrors</b>					
30" Tall, Loose Fit	•	-	-	-	-
36" Tall, Loose Fit	+	•	-	-	•
42" Tall, Loose Fit	+	+	•	-	+
42" Tall, Tight Fit	+	+	+	•	+
Kohler Mirrored Medicine Cabinets	+	+	+	+	•
<b>Landscaping</b>					
Three Florida Friendly or Native Canopy Trees	•	•	•	-	-
Fifteen Florida Friendly or Native Shrubs in mulched bed(s)	•	•	•	-	-

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Landscape installed cost allowance, in thousands	1	2	3	4	7
Irrigation - underground system w/ drip line	+	+	+	•	•
Bahia Sod Grass	•	•	•	-	•
Floritam Sod Grass	+	+	+	•	+
Zoysia Sod Grass	+	+	+	+	•
<b>Gutters</b>					
Front only	+	+	•	•	-
Front & Sides	+	+	+	•	•
<b>Stucco Bands / Exterior Trim</b>					
Sand Finish	•	•	•	-	-
Faux Coral Stone (as shown at model)	+	+	+	•	•

<b>Electrical</b>					
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Switched outlets in bedrooms & den; ceiling lighting in kitchen & dining room	•	•	•	•	•
Add switched fan/lights to all rooms	+	•	•	•	•
Add LED surface-mount lights as shown	+	+	•	•	•
Add under cabinet lighting to kitchen & laundry; add rope lighting to great room tray	+	+	+	•	•
Whole-House Surge Suppressor(s) in Breaker Panel	+	+	+	•	•
Light Fixtures & Fans Allowance	500	1,000	1,500	2,000	7,000
Appliance Allowance – we supply Frigidaire through Ferguson or you can use the allowance to purchase your own	2,500	3,500	4,500	5,500	12,000

Our model home achieved excellent energy efficiency and including the Solar electric panels we added over the garage, we are on target for NetZero.

This accomplishment was made possible by the careful selection of options & features in order to achieve such exemplary energy efficiency. Any and all of these features are available on your new home, but will affect your cost of construction. For more information, please ask to speak with Paul<sup>2</sup>.

*"Please bear in mind we are custom builders & we allow you to mix & match options and selections across package lines. These "packages" were designed only as an aid to making selections & determining price ranges. Rest assured, we'll build your house just the way you want it. I look forward to working with you on your new custom home!"*

--Paul H Schaefer II, Manager & President Sage Homes LLC  
Revised 3/25/2020