



## Standard Features for All Packages

### HEALTHY LIVING FEATURES:

- Filtered fresh air intake
- Low-VOC interior paints
- Tile flooring standard throughout
- Sentricon® termite control system
- Borate® interior wood treatment
- Carbon monoxide detectors

### DURABILITY FEATURES:

- 2-year Mechanical and 10-year Structural Warranty
- Designed & Engineered to exceed Florida Building Code
- 3,000 PSI concrete slab and driveway with steel and/or fiber-mesh reinforcement in all footings, walls, and slabs
- Monolithic foundation standard; stemwall optional and bid to site conditions
- Concrete Block and Lintel Construction
- Exterior Walls finished with simulated stucco
- Impact resistant glass in front door sidelight
- Lightweight galvanized steel storm panels for all other glazed openings
- Whole-house surge suppressor installed in electric breaker panel
- 30-year Architectural asphalt shingle roof
- Steel section garage door – Hurricane code reinforced
- Six-panel fiberglass exterior doors with composite jambs (nothing to rot!)
- Hurricane-rated astragal on exterior double-doors
- Galvanized steel interior wall framing
- Durock or Denshield in showers with Laticrete® Hydro Barrier or RedGuard® waterproofing treatment
- Premium grouts resist staining and growth of mold

### ENERGY EFFICIENT FEATURES:

- Low-E, Insulated Glass
- Lennox® High efficiency air conditioning system
- Programmable thermostat
- Fluorescent lighting
- Third-party certified energy efficiency & HERS rating

### WATER EFFICIENCY FEATURES:

- PEX (upgrade) or CPVC potable water plumbing
- Emergency shut off valves at exposed plumbing lines
- Florida-Friendly, drought-tolerant landscaping and sod for minimal irrigation after establishment

### UNIVERSAL DESIGN FEATURES (If Requested):

- No-step entry to home (as permitted by site conditions)
- Lowered electrical switches & raised outlets
- Wider doorways for easy access for all
- Open floor plans
- Tile flooring throughout
- Lipless, no-step entry shower in master bath (per plan)
- Walls in baths blocked for future grab bars
- Drawers in base cabinets for easier access
- Under-cabinet lighting in kitchen

### GENERAL FEATURES:

- Plans designed in-house then reviewed & sealed by Licensed Professional Engineer, or we will gladly work with your architect's or internet-purchased plans.
- City of Punta Gorda or Charlotte County Permit Fees included
- Utilities - City Water or Well and City Sewer, Mini-Sewer or Septic System bid to your specific lot; underground electrical service where available
- Site Preparation – Estimated & adjusted to your specific plan and lot conditions
- Insurance – we carry General Liability, Workers Compensation and Builders Risk Insurance
- Eighteen inch (per plan) roof overhangs
- White aluminum fascia and soffits per Package
- High pitch engineered roof trusses (5/12 typical)
- Ventilated closet (& pantry, per plan) shelving
- Textured drywall knockdown finish including garage
- ½" (nominal) roof sheathing
- Pull-down attic stairs in garage (per plan)
- Additional storage spaces incorporated into designs (per plan)
- Exterior Walls finished with simulated stucco
- Decorative bands on façade available in either faux-coral stone appearance (as per model) or sand-finish
- Concrete driveway full width of garage, necking down to 16' width through right-of-way with 4' walkway to front porch. Circular Drive and/or Pavers Optional.

### FLOOR COVERING:

- Tile throughout, including showers and tub surround (per plan)
- No carpeting (unless selected as option)



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### PLUMBING FEATURES:

- CPVC or PEX (upgrade) potable water plumbing
- Emergency shut off valves at exposed plumbing lines
- Three exterior hose bibs
- Single-lever clothes washer connection
- Single-lever sink and tub faucets
- Icemaker line to refrigerator plumbed from under kitchen sink to accommodate optional water filter

### ELECTRICAL FEATURES:

- 200 AMP electrical service (per plan)
- Safety ground fault circuit interrupter (GFCI) outlets in kitchen wet areas, baths, garage and exterior of home
- Arc-fault circuit interrupter (AFCI) breakers most other circuits
- Front door bell with chime
- Light fixture & fans allowance – choose your own fixtures!
- Interconnected hard-wired carbon monoxide and smoke detectors
- Telephone and Cable TV Jacks in each Bedroom plus Great Room
- Ceiling fan pre-wire on Lanai, in Kitchen and Great (or Living & Family) Room(s) and each Bedroom
- 3 Waterproof exterior electrical outlets (One at A/C Compressor, one at front & one at Lanai)
- Rocker-type switches
- LED soffit lights above overhead doors, and on lanai and front porch, and outside each other door (per plan)
- Ask us about our Elan Connected Home Package
  - Professional Grade Wi-Fi Router
  - Elan System Controller (the brains)
  - Smart Thermostat(s)
  - Intelligent Lighting w/ 4 smart switches
  - Award-winning ELAN app to control it all
  - Plus many more upgrades available

### KITCHEN & BATH FEATURES:

- Appliance Packages - use Allowance to choose your own!
- Ideal© Nantucket Polar White or Echelon© Hargrove Cabinets
- Double-bin garbage/recycling pull-out
- Under-cabinet lighting in Kitchen
- Icemaker line to refrigerator plumbed from under kitchen sink to accommodate optional water filter

- Stainless steel kitchen sink and white porcelain vanity sinks (drop-in for laminate, under-mount for granite)
- Mirror glass over vanities
- Custom walk-in tiled shower(s) per plan
- Soaking tub in Master Bath - per plan
- Standard tub with tile surround in Main Bath - per plan
- Single lever faucets and shower valves
- Exterior vented exhaust fan(s)

### WINDOWS, DOORS, INTERIOR TRIM & PAINT:

- Double-glazed Low-E windows & sliding glass door units
- No screens are installed on windows that open onto a screened enclosure or on any door
- Steel section garage door – Hurricane code reinforced
- Belt-drive garage door opener(s)
- Six-panel fiberglass exterior doors with composite jambs
- Hurricane-rated astragals on exterior double-doors
- Raised six-panel interior doors with lever style hardware
- Raised panel bi-fold or bypass closet doors
- Pocket doors strategically located
- Interior finished with Florida Paints
- Ceilings painted “ceiling white” or wall color (flat)
- Walls Latex Satin or Flat in one color
- Trim Latex Semi-Gloss in white
- Exterior painted with Florida Paints Premium Acrylic Satin Paint over primer-sealer coat

### LANDSCAPING:

- Landscaping per Package with code-approved shade trees
- Bahia sod grass for standard sized lot

We are happy to accommodate custom requests and unique options. Just ask and we'll see what we can do.

Standard Features and Specifications are subject to change without notice until contract is signed.

Sage Homes LLC reserves the right to substitute materials and/or specifications of equal or greater value and quality.

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