



# WINDEMERE HOMES, Inc.



**New Home Construction Facts**  
**It's All Included in Pricing:**  
**Land, Property Development, Impact Fees and So Much More!**

**Property: The Lot: 80 X 125 – Exterior**

- All Homes Built Within Accordance Of The Florida Building Codes and Hurricane Wind Requirements
- Base on Location –Well or City Water Lots Available
- Monolithic Slab And Footing Using 3000 PSI Reinforced Concrete
- All Footing Is Steel Reinforced And Typically 12 Inches Wide And 16 Inches Deep
- Slab Is Four Inches Thick Using Reinforced Concrete And A Vapor Shield Beneath
- Concrete Flat Work Is Saw Cut To Control Cracking
- Exterior Walls Are Concrete Block With Solid Poured Corners And At All Openings
- Poured Continuous Steel Reinforced Lintel (Tie Beam)
- Exterior Block Finish Is Stucco With Satin Exterior Paint
- Engineered Trusses Set 24 Inches On Center
- Roof Sheathing Is 7/16 Oriented Strand Board
- 30 Year Dimensional Roof Shingles (Warranted By Manufacturer)
- Soffits Are Vented Continuous Aluminum And Fascia Is Aluminum Clad
- Three Exterior Hose Bibs
- Exterior Wall Foam Foil Insulation Is R7 Factor
- Exterior Doors Are Fiberglass
- Landscaping Includes Various Small Plants
- Yard Completed Sodded With Bahia Type Grass
- Hurricane Protection Shutters
- Coach Lights Per Plan
- Exterior Concrete – Included 40' Driveways 16' Wide And Front Entry Sidewalk

**Interior**

- Interior Walls Are 2 x 4 Wood No Steel Framing; Set 16 Inches On Center
- Attic Insulation R30 Factor
- Interior Door Are 1 3/8 Thick Six Panel Masonite Painted
- Interior Trim Base Is 3 1/4 Colonial Style Painted
- Interior Casing Is 2 1/4 Colonial Painted White
- All Hardware Interior And Exterior Made By Quickset
- Sliding Glass Doors Are Aluminum Framed
- Drywall Is Sprayed Texture Knock Down Finish
- Door Bell Chime
- Windows Are Single Hung Aluminum And Screen
- Windows Sills Are Made Of Italian Marble
- Kwik Set Deadbolt Locks At Front Door
- Inter-linked Smoke Detectors with Battery Backup
- Wire Shelving In The Bedroom Closets And Linen Closets
- Walk In Closets
- Built In Medicine Cabinets
- Marble Counter Tops in the bathrooms

**Electrical –**

- All Wiring Is Copper
- Electrical Service Is 200 Amp
- Four TV And Telephone Outlets
- Ceiling Fans In Bedrooms And Living Room
- Switched Outlets For Bedrooms Lighting
- Two Exterior GFI Outlets
- High Efficiency - Cooling And Heating Equipment
- Trane 13 Seer
- Return Air Vents In All Bedrooms

**Plumbing –**

- Plumbing Water Lines Are CPVC And Drains Are Schedule 40 PVC
- Plumbing Fixtures Are Moen
- Wash Tub In Laundry Room With Cabinet Above
- Forty Gallon Electric Hot Water Heater
- Toilets Are Elongated Style
- Moen Brand Faucets Throughout
- Large Garden Tubs In Master Baths (Per Plan)-Some Inventory Homes Vary
- Bath Tubs Are Fiberglass

**Garage –**

- Garage Interior Finished And Painted
- Attic Pull Down Stairway And Painted Floor
- Garage Has Recessed Air Handler In Ceiling
- Garage Overhead Door Is Steel Sectional Rollup With Automatic Opener
- Garage Wall Insulation Is R11
- Garage Side Entrance with Dead Bolt

**Kitchen–**

- Wood Cabinets with Crown Moldings
- **Frontier Series** will have Laminate Counter Tops
- **Classic Series** will have Granite Counter Tops - 4 Inch Back Splash
- Stainless Steel Double Bowl Sink
- Spacious Pantries With Wire Shelving
- Recessed Can Lighting In Kitchen
- All Kenmore Appliances Included – Sears 22 Cubic Foot, Refrigerator With Icemaker, Side by Side
- Kenmore Self-Cleaning Glass Top Stove With Microwave, Kenmore Multi-Cycle Dishwasher
- Pre-Plumb For Ice Maker Hook-Up

**Flooring –**

- Ceramic Tile – Floor Tile (Up To 20") In Every Foyer, Kitchen, All Bathrooms, Showers, Dining Room Or Nook, Den, Family Room & Living Room – Except Bedrooms
- Berber Carpet in All Other Rooms- With Upgrade 6lb. Padding

**Warranties–**

- 2 Year Whole House Warranty
- 10 Year Bonded Builders Structural Warranty

**WINDEMERE HOMES. BUILDING BETTER LIFESTYLES.**

Prices and features can change without prior notice. Inventory homes can vary in features and prices.