



# Gold Coast Collection

## INCLUDED FEATURES

### Warranties & Insurance

- Builders Risk & Liability Insurance
- One (1) Year Builder Warranty Program
- Ten (10) Year Structural Bonded Builders Warranty
- One (1) Year Renewable Termite Bond Thru Provider

### Fees & Surveys

- All Architectural Plans, Engineering & Building Permit Fees
- Engineered Performed Surveys & Soil Compaction Testing

### Structural

- Bora-Care® 1Yr Renewable Termite Bond Treatment
- 4" - 3000 PSI Concrete Monolithic Foundation Reinforced with #5 Steel Rebar & Fiber Mesh
- Steel Reinforced Concrete Footer System w. Min. of Two #5 Rebar
- 6 mil Thick Visqueen Poly Vapor Barrier Under Slab
- Concrete Block Exterior Wall Construction w. Steel Reinforced Continuous 3000 PSI Concrete Tie beam, Lintels, Porch Columns and Vertical Wall Reinforcements
- Pre-Caste, Pre-Stressed Concrete Headers, Lintels and Sills
- Hurricane Straps, All Thread Tie Down System & Clips for High Wind Loads
- High Grade Wooden 2x4 and 2x6 Interior Wall Framing

### Roofing

- 30 YR mildew & fungus resistant architectural shingles
- 2x6 Aluminum Fascia and Vinyl Soffits
- Professionally Engineered Wood Roof Trusses & Anchoring System meeting 140 MPH Hurricane/Wind Speed Codes
- Engineered Anchoring System at All Bearing Partitions for Added Wind Upload Resistance

### Electrical

- 200 Amp Electrical Service Panel
- Up to Three (3) GFCI Exterior Outlets
- Up to Three (3) GFCI Outlets on Interior Garage
- All Copper Wiring Distributed From Main Panel
- Designer Electrical Fixture Package (up to \$2,500 allowance)
- Ceiling Recessed Lighting Allowance
- Pre-Wire for Ceiling Fans in All Bedrooms & Family Room or Great Room
- Hard Wired Smoke / Carbon Monoxide Detectors with Battery Backup for all Bedrooms / Rooms (per building code)
- RG-6 satellite compatible TV Outlets in Bedrooms, Great Room and/or Family Room
- Pre-Wire for CAT5 Telephone Outlets in Bedrooms & Great Room and/or Family Room
- Pre-Wire for Coach Lights on Each Side of Garage Door
- Lighted Doorbell with Chime
- Decorator Style Silent Light Switches

### Gourmet Kitchens

- Recessed Panel Maple Cabinetry w. Upper Cabinets, Crown Molding on Uppers and Choice of Finish
- Choice of Decorative Cabinet Hardware on All Doors & Drawers
- 3CM Granite Countertops with Choice of Several Edge Profiles
- Venting for Microwave or Range Hood to Outside of Home
- Premium Delta® SS Pull Out Faucet in Kitchen
- Under-Mount Stainless Steel Sink
- Insinkerator® Sink Garbage Disposal
- Stainless steel appliance package to include:
  - 30" Glass top self cleaning free standing range
  - Tall tub dishwasher
  - Built-in microwave / hood combination

### Interior Features

- Tile Flooring in Foyer, Great Room, Café, Kitchen, Utility Room & All Baths
- 8-ft Tall Interior Doors in Choice of Styles
- 5 1/4" Ogee Baseboard & Decorative Door Casings
- Wood Blocking for Easy Window & Slider Treatment Installation
- Custom Wood Crafted Window Sills
- Vinyl Clad Ventilated Shelving in All Closets & Pantry
- Kwikset® Lever Style Decorative Door Hardware-Choice of Color
- High Ceilings w. 2 Decorative Tray Ceiling Details (Per Plan)
- Rounded Corners in Main Traffic Areas
- Orange Peel Finish Interior Walls & Knockdown Finish Ceilings
- Sherwin Williams® Washable Premium Acrylic Interior Paint
- Shower & Guest Bath Tiled Tub Walls
- Designer Carpet in Choice of Color & Styles w. 6 lb Padding

### HVAC/Insulation/Energy Efficient Standards

- R-30 Insulation Over all AC / Heated Areas
- 14 SEER High Efficiency Air Conditioning / Heating system w. Digital Thermostat
- 3/4" Thick Rigid Foam Insulation w. 3/4" Airspace resulting in a Maximum Insulation Rating at All Exterior Block Walls
- Exterior Wall Penetrations Sealed w. Poly Foam Fire-proof Seal
- A/C Supply Vents in All Walk-in Closets
- Air Returns in Each Bedroom and Master BR Walk-in Closets
- Insulated Ductwork with Mastic Sealed Connections
- Exhaust Fans Vented to Exterior in all Baths and Water Closets
- Clothes Dryer Vented To Exterior

### Exterior Features

- \$4,000 Site Development Allowance Includes Clearing, Grading and Fill Dirt
- Professionally Designed Landscape Package (up to \$8,000 Allowance)
- Complete Irrigation System w. Rain Sensor & Digital Timer
- Concrete Brick Paver Driveway, Walkway & Front Entry
- Rear Lanai to have Concrete Brick Pavers
- Complete Stucco Textured Exterior Finish w. Extensive Detailing
- Sherwin Williams® Loxon 100% Acrylic Elastomeric Masonry Sealer Paint System on Exterior Walls

## Plumbing

- 50 Gallon Energy Efficient, Hot Water Heater
- High Quality Premium Delta Plumbing Fixtures in Brushed Nickel
- Premium Delta® SS Pull Out Faucet in Kitchen
- Three (3) Exterior Hose Bibs (per plan)
- Water Main Shutoff Loop in Garage for Future Water Softener
- Recessed Washer /Dryer Hookups in Utility Room with Vent to Exterior and Emergency Shut Off Valve
- Pre-Plumbed Ice Maker Line with Recessed Shut-off Valve

## Bathrooms

- Recessed Panel Maple Vanity Cabinets, Choice of Finishes
- Delta® Premium 4" Centerset lavatory faucets in Brushed Nickel
- Under-Mount Vanity Sinks in All Baths
- 3CM Granite Vanity Tops with Choice of Several Edge Profiles
- Oversized, Full Width Mirrors Above All Vanities
- Acrylic Garden Tub on Tile Deck in Master Bath (plan specific)
- Steel Tub in All Guest Baths with Tiled Walls
- Elongated Water Saving Toilets in All Baths
- Clear Glass Shower Enclosure in Master Bath (per plan)
- Exterior Vented Exhaust Fans in all Bathrooms & Water Closets

## Windows & Doors

- Upgraded Single Hung Insulated, Double Pane Windows w. Energy Saving Low-E coating & Internal Grids (per plan)
- Sliding Double Paned Insulated Glass Doors with Energy Saving Low-E coating (plan specific)
- 8 ft. Tall Rust Proof, Dent Proof, Insulated Exterior Fiberglass Double French Entry Door w Low-E Glass Inserts & SS Hinges (plan specific)
- Upgraded ext. Door Handles, Deadbolts & Front Entry Handle Set
- Automatic Garage Door Opener w. 2 Remotes & Wall Switch
- Wind Loaded, Engineer Raised Panel 16' x 7' Garage Door
- Painted Garage Walls & Ceilings

## Gold Coast Difference

- Unsurpassed Quality & Workmanship Built in Every Custom Home
- Extensive Attention to Detail
- Exceptional Customer Service Incl. Direct Builder Interaction

## ADDITIONAL COMMUNITY SPECIFICATIONS (IF APPLICABLE)



### Conservatory Additional Features

- ARB Review Fee
- Concrete Wide Barrel Tile Roof w. Peel & Seal Premium Waterproofing Underlayment System
- Enhanced Window and Door Banding Package
- Window Grids on All Elevations Except Sliders
- 16" Cementitious Soffits ILO Vinyl
- Premium Designer Landscape Package



### Palm Coast Plantation Additional Features

- ARB Review Fee
- Enhanced Window and Door Banding Package
- Window Grids on Front Elevation
- Premium Designer Landscape Package
- Community Approved Mailbox
- Concrete Sidewalk Repair and /or Replacement



### Hammock Beach Ocean Hammock Additional Features

- ARB Review Fee
- Concrete Wide Barrel Tile Roof w. Peel & Seal
- Impact Window & Slider package
- Enhanced Window and Door Banding Package
- Premium Designer Landscape Package
- Community Approved Mailbox



YACHT HARBOR VILLAGE  
AT HAMMOCK BEACH

### Yacht Harbor Village Additional Features

- ARB Review Fee
- Concrete Wide Barrel Tile Roof w. Peel & Seal Premium Waterproofing Underlayment System
- Vinyl Impact Window & Slider package
- Enhanced window and door banding package
- Window Grids on All Elevations Except Sliders
- Premium Designer Landscape Package
- Concrete Sidewalk Repair and /or Replacement
- Whole House Gutters w/Underground Drainage Pop up Emitters



### Grand Haven & Wild Oaks Additional Features

- ARB Review Fee
- Enhanced Window and Door Banding Package
- Window Grids on Front Elevation
- Premium designer Landscape Package
- Concrete Sidewalk Repair and /or Replacement
- Community Approved Mailbox



### Tidelands Additional Features

- ARB Review Fee
- Enhanced Window and Door Banding Package
- Window Grids on Front Elevation
- Premium Designer Landscape Package
- Concrete Sidewalk Repair and or Replacement

**For more Information Call (386) 313-6221 [www.GoldCoastCustomHomes.com](http://www.GoldCoastCustomHomes.com)**