

# The Astor



## INCLUDED FEATURES

### Exterior

- Up to 3 course stem wall and fill
- Concrete block construction with textured stucco exterior
- Double pane insulated LOW E energy efficient tinted windows and sliding glass doors with storm panels
- Solid 8' tall double door entry
- Paver drive, & walks 900 sq. ft
- Raised stucco bands per plan
- 4 Exterior coach lights
- 7,000 sq ft. Floratam sod and zoned irrigation
- Cape Coral Landscape Package
- 16'x8' Steel raised panel overhead garage door
- Garage door opener
- Maintenance free aluminum soffit and fascia
- Dead-bolt locks on all exterior swing doors
- 2 Hose bibs
- 2 Exterior GFI outlets
- 30 year Dimensional shingle roof

### Interior

- 20" porcelain floor tile with crack suppressant in all areas except bedrooms and den
- Lighting and Fan allowance \$1,250
- Bullnose corners
- Corian window sills
- Decora switches and outlets
- Attic access with light
- 4 Cable and 2 phone connections
- Coffered ceilings with crown molding
- 8' Colonial interior doors with 3-1/4" casing and 5-1/4" base
- Brushed nickel lever door hardware
- Knockdown textured walls and ceilings
- Ventilated shelving
- Stain resistant carpeting in bedrooms and den
- 220 volt dryer outlet and vent to outside
- Epoxy flake garage floor

### NOT INCLUDED

Betterment & assessment fees, well, septic, additional courses of stem wall if needed, extra fill and grading for additional courses

### Kitchen

- Stainless steel Whirlpool kitchen appliance package
- Recessed can lighting per plan
- Garbage disposal
- Ice maker hook up
- Double compartment stainless steel kitchen sink
- Moen single lever faucet with pull out sprayer
- Wood raised panel door cabinets with 42" upper cabinets, crown molding
- Granite countertops

### Baths

- Shower wall tile to 71'
- Wood raised panel door cabinets 36" tall
- Dual sinks in master bath
- Elongated commodes
- Moen faucets
- Granite countertops
- Undermount vanity sinks
- Energy
- Energy efficiency air conditioner
- Digital thermostat
- 50 gallon electric water heater
- R-30 ceiling insulation
- R-5 exterior masonry wall insulation board
- Continuous soffit and off ridge vents for attic ventilation

### Construction

- All plans engineered and built to meet or exceed hurricane/ wind load resistance building codes
- Concrete block construction
- 3000psi fiber-reinforced concrete slab
- Termite treated soil
- Interior framing at 16" on center
- Water/sewer connection to 50 feet
- Permit fee



**(239) 771-0420**

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