

Andrew Hunter Homes

1721 SAN MARCO ROAD, SUITE C, MARCO ISLAND, FL 34145
DIRECT 239-465-7888 OFFICE 239-642-2900 FAX 239-642-7001

“BUILDING AFFORDABLE LUXURY”

STANDARD FEATURES

DOORS AND WINDOWS

- PGT 170 MPH Hurricane Impact Windows
- PGT 170 MPH Hurricane Impact Sliding doors
- PGT 170 MPH Hurricane Impact Front Door
- 170 MPH Hurricane Impact Front Door Arched Transom
- 170 MPH Hurricane Impact Garage Door
- Fiberglass Entry Doors (outside pool bath / garage entry / side entry garage- 1hr rated)
 - Window Screens (except lanai)
 - Choice of White or Bronze Framing
 - Choice of Hardware finish

ELECTRICAL

- Decora Style Switches and Outlets
- Lighting Fixture Allowance
- 2 Way Dimmer Switches
- Recessed Lights per Plan
 - Smoke Detectors
 - Door Bell
 - All Copper Wiring
 - Digital Thermostat
- Wired for Alarm System
- Pool Alarm
- Garage Door Opener with 2 Remotes and Outside Keypad

INTERIOR

- 8' Solid Core Doors Throughout
- 6" Decorative Baseboard Throughout
- 7" Crown Molding in Great Room, Kitchen, Nook, Master Bedroom and Foyer
 - Choice of Interior Finish Paint (rolled not sprayed)
 - Textured Interior Drywall
- Single Tray Ceiling in Foyer, Great Room, Nook and Master Bedroom (with 7" Crown Molding)
 - 10' Ceiling in Bedrooms, Bathrooms and Laundry Room
 - 12' Ceiling in Great Room, Kitchen, Nook and Hallways
- Travertine Chiseled Edge Marble Throughout with Choice of Installation Styles
 - Rounded Corners Throughout Living Areas
 - Floor to Ceiling Tiled in Shower Areas

Exterior

- (Based on a Standard 80' x 110' lot)
- 30 Loads of Fill
- Irrigation System with Rain Sensor
- Basic Landscape Package (Sod, Code Trees)
- Concrete Sidewalks
- Standard Paver Driveway and Entry Walk to Front Door
- Stucco Finish on All Walls
- Stucco Soffits
- Exterior Paint (2 Coats) / PH Testing / 2 Color Package
- Balusters on Front Entry
- Corbels on Front Entry & Garage
- Top Consumer 1st Line Product with 10 Year Durability Warranty on Exterior
- Top Consumer 1st line Product with 5 Year Scrub Master Interior Line
- AC-Carrier System with 10 Year Warrant
- Atrium with Balusters

Roof

- Choice of Color Concrete Roof S-Tile or Flat
- Roof Vents and Overhangs
- Fascia and Vented Stucco Soffits

Plumbing

- 80 Gallon Hot Water Heater in Garage
- Hose Bibs per Provided
- Upgraded Moen Fixtures Throughout

Pool / Lanai

- Up to 14' x 28' Custom Designed Pool
- White / Blue Pebble Finish
- Tile or Paver Pool Coping
- Pool Pad
- Pool Pavers Set on Concrete Deck
- Pool Pump, Filter and Inline Chlorinator
- Dedicated Vacuum Line
- 1 Set of Lanai Stairs
- Mansard Screen Enclosure, Choice of White or Bronze
- 12' Ceiling Height in Covered Lanai

Kitchen

- Stainless Steel Appliance Package
(Refrigerator 36' Side by Side, Smooth Top Range with Oven, Microwave, Dishwasher)
- Handcrafted Wood Cabinetry—Staggered (Made in USA) with $\frac{3}{4}$ " Plywood Boxes
 - Cabinet Crown Molding
 - Self Closing Drawers
 - Under Cabinet Lighting
- Granite Level 1 or 2 Countertops with Rounded Edge
- Tumbled Travertine Backsplash under Cabinetry / Bar Area
 - Pull Out Waste Bin
- Upgraded Moen Faucet with Choice of Finish (Bronze, Stainless, Brass)
 - Garbage Disposal
 - Pendant Lighting Over Bar Area
- Ventilated Kitchen (Exterior) Exhaust

Master Bedroom / Bathroom

- Double Entry 8' Doors
- Single Tray Ceiling with Crown Molding
 - 8' Hurricane Impact Sliding Door
- Handcrafted Wood Cabinetry (Made in USA)
 - Granite Level 1 or 2 Countertop with Rounded Edge
- Upgraded Moen Faucet Choice of Finish (Bronze, Stainless, Brass)
 - Double Sinks per Plan
 - Frameless Shower Glass Door 80"
- Shower Wall Tile from Floor to Ceiling
 - Recessed Tile Shower Floor
 - 80" Mirror Height
 - Exhaust Fan (Exterior Venting)
- Walk in Closet with Sliding Solid Core Door and Light
 - Linen Closet
- Ventilated Wood Shelving in Closets

Guest Bathroom

- Handcrafted Wood Cabinetry (Made in USA)
- Granite Level 1 or 2 Countertop with Rounded Edge
 - Double Sinks per Plan
 - Standard Tub / Shower Combination
- Tile from Floor to Ceiling Surrounding Tub Enclosure
- Upgraded Moen Faucet with Choice of Finish (Bronze, Stainless, Brass)
 - Upgraded Moen Bath Faucet
 - 80" Mirror Height
 - Standard Toilet
- Exhaust Fan (Exterior Venting)

Laundry Room

- Handcrafted Wood Cabinetry (Made in USA)
(42" Overhead Cabinet and Base Cabinet)
 - Stainless Steel Sink
- Upgraded Moen Faucet with Choice of Finish
 - Dryer Hook Up Vented to Exterior
 - Washer Hook Up