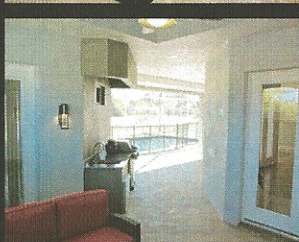
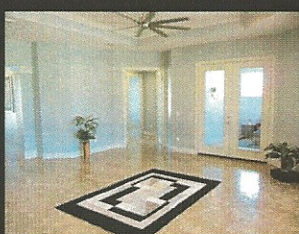
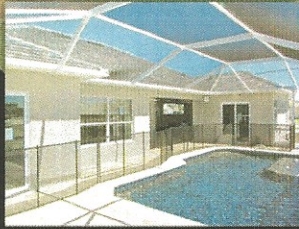


The Cabana Model

Starting At Only \$341,790 On Your Lot

Introducing the Original Cabana Model



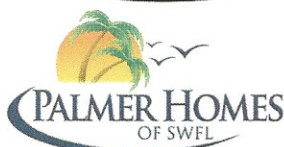
The Ultimate Florida Home

Featuring amazing amenities:

- An exterior which is both simple yet elegant
- A poolside Cabana Suite with its own A/C, bath and closet detached from home
- Two Lanais, one for TV/lounging and another for dining. All enclosed from the elements with electric roll down shutters
- A fresh, clean line interior with top quality fixtures throughout

The Cabana Suite is perfect for family, guests, home office, hobby room, game room, etc.

The Cabana has more than a few surprises!



1.239.898.2460 | PalmerHomesofSWFL.com

4216 SW 19th Ave. Cape Coral, 33914
5 blocks West of Chiquita BLVD
on Beach Parkway

A State Certified Contractor for all of Florida.
#CRC1327711

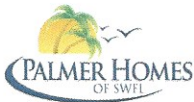


The Cabana Model was designed to be the most efficient and flexible floor plan for a standard Cape Coral lot and to take full advantage of the Florida lifestyle. This home incorporates only rooms you will use, virtually no wasted space, and an ultra flexible outdoor and Cabana suite area you will certainly use to its fullest. Gone is the dining room, breakfast bar top and morning room. The dining room has been located perfectly next to the pool, lanai and kitchen. Now you can use it daily. The lanai is much larger than lanais on this size of home. The lanai offers two areas to entertain, an optional kitchen, and is totally enclosed by electric roll down shutters. The Cabana Suite offers 325 SF connected to the home by the lanai. A dedicated AC system offers ability to control the Cabana temperature as needed. The front two bedrooms are separated from the living area by frosted glass french doors for privacy and noise reduction. The master bedroom at 20 feet long, a freestanding master tub, and a large walk in closet make up the ultimate master suite you may not want to leave.

STANDARD SPECIFICATIONS FOR THE CABANA MODEL

-NOT TO BE CONFUSED WITH OTHER BUILDERS STANDARD FEATURES LIST AS OUR LIST OFFERS ITEMS SOME OTHERS DON'T EVEN OFFER AS OPTIONS-

- ▶ STAINLESS STEEL APPLIANCE PACKAGE WITH WASHER AND DRYER
- ▶ CUSTOM BUILT MAPLE OR CHERRY KITCHEN CABINET PACKAGE WITH SOFT CLOSE SOLID WOOD DOVETAIL DRAWERS AND 42" TALL UPPERS WITH SOFT CLOSE DOORS AND CROWN MOLDING
- ▶ GRANITE COUNTERTOPS THROUGHOUT WITH STAINLESS STEEL UNDER MOUNT SINK IN THE KITCHEN, PORCELAIN SINKS IN THE BATHROOMS
- ▶ WHITE VENTILATED SHELVING IN CLOSETS AND PANTRY
- ▶ 8' TALL SOLID CORE INTERIOR DOORS WITH 3 1/2" CASING, 5 1/2" BASEBOARDS
- ▶ WOOD WINDOW SILLS WITH A MATCHING WOOD APRON
- ▶ 4 STANDARD COFFERED CEILINGS WITH CUSTOM MADE CROWN MOLDINGS
- ▶ 8' TALL EXTERIOR RUST PROOF FIBERGLAS DOORS WITH ROT FREE PVC JAMBS
- ▶ RIB LATH AND STUCCO OUTDOOR CEILINGS INSTEAD OF DRYWALL
- ▶ ALUMINUM IMPACT GLASS WINDOWS WITH DOUBLE PANE GLASS AND LOW E
- ▶ ELECTRIC ROLL DOWN SHUTTERS ON EACH SIDE OF LANAI WITH REMOTE CONTROL TO ENCLOSE LANAI FROM THE ELEMENTS + SECURITY
- ▶ CONCRETE TILE ROOF WITH PEEL AND STICK RUBBER MEMBRANE UNDERLAYMENT
- ▶ WOOD INTERIOR WALLS WITH BORICARE TERMITE TREATMENT ON ALL WOOD AND CONCRETE UNDER 3' FROM FLOOR. THIS IS A NON-TOXIC FOR HUMANS TREATMENT.
- ▶ MOEN FAUCETS AND ELONGATED TOILETS THROUGHOUT
- ▶ PEX WATERLINES UNDERGROUND- SO YOUR COLD WATER IS COLD
- ▶ FREESTANDING WHITE SOAKING TUB IN THE MASTER
- ▶ 100% SOLIDS INDUSTRIAL GRADE EPOXY GARAGE FLOOR
- ▶ STRUCTURED WIRING FOR THE CABLE AND PHONE
- ▶ 3/4" R-BOARD INSULATION ON THE EXTERIOR WALLS, R-41 OVERHEAD, INSULATED WINDOWS AND HIGH EFFICIENCY HVAC SYSTEM BY TRANE WILL REDUCE ENERGY BY APPX. 30%
- ▶ ENERGY EFFICIENT HVAC SYSTEM BY TRANE, WITH UPGRADES AVAILABLE UP TO 18 SEER
- ▶ THE CABANA GETS IT OWN DEDICATED MINI-SPLIT AC SYSTEM BY LG FOR FULL FLEXIBILITY IN CONTROLLING THE TEMPERATURE SEPARATELY FROM THE HOME. OPTIONS FROM 16 TO 28.5 SEER
- ▶ LAUNDRY TUB IN GARAGE
- ▶ CUSTOM POWDER COATED ALUMINUM GRID WORKS ON THE FRONT OF THE HOME
- ▶ CUSTOM MADE ARCHITECTURAL TRIM AROUND CONCRETE COLUMNS ON FRONT
- ▶ GSM-CELL BASED SECURITY SYSTEM WITH MOTION DETECTORS- THIS MEANS IF SOMEONE CUTS YOUR PHONE LINE OUTSIDE YOU ARE STILL PROTECTED
- ▶ FLORITAM GRASS WITH HUNTER IRRIGATION SYSTEM AND A 63 ITEM LANDSCAPE PACKAGE ALL INCLUDED
- ▶ DECORATIVE CONCRETE DRIVE, WALKS, AND POOL DECK, OR PAVERS
- ▶ INTERIOR FLOORS TO BE SEAMLESS DECORATIVE CONCRETE OR EPOXY OR TILE, YOUR CHOICE
- ▶ DECORA STYLE ROCKER LIGHT SWITCHES AND RECEPTACLES THROUGHOUT
- ▶ 200 AMP BURIED UNDERGROUND ELECTRICAL SERVICE
- ▶ PREWIRED FOR 7 FANS 6 PHONE AND 7 TELEVISION
- ▶ 25 CAN LIGHTS
- ▶ PREWIRED AND PLUMBED FOR OUTDOOR KITCHEN
- ▶ SHERWIN WILLIAMS SUPERPAINT ON ALL INTERIOR AND EXTERIOR SURFACES
- ▶ FRAMELESS 3/8" GLASS SHOWER ENCLOSURE
- ▶ STEMWALL CONSTRUCTION WITH SOLID POURED TIE-BEAM AT THE PERIMETER WITH EMBEDDED STRAPS FOR EACH TRUSS TO MEET OR EXCEED FLORIDA BUILDING CODE



THE CABANA MODEL PRICE LIST

STANDARD AS SHOWN

STANDARD BASE PRICE \$341,790

- ☒
- 14'X28' CONCRETE SWIMMING POOL WITH A HAYWARD TWO SPEED EFFICIENT PUMP, FILTER AND POOL LIGHT. EXTENDED POOL DECK TO THE END OF THE MASTER SUITE AND CONCRETE FILLED POST CAGE SYSTEM WITH MINIMAL BRACES AND POSTS TO OBSTRUCT YOUR VIEW. PAVER OR DECORATIVE CONCRETE LANAI AND DECK. BLACK POOL FINISH, HAYWARD SALT GENERATOR, SUNSHELF WITH TWO BUBBLERS INCLUDED.
- \$37,960

THE CABANA HOME WITH SWIMMING POOL INCLUDED AS SHOWN \$379,750

- ☒
- SAMSUNG OR WHIRLPOOL STAINLESS STEEL APPLIANCE PACKAGE WITH WHIRLPOOL WASHER AND DRYER
- NC
- ☒
- CUSTOM BUILT MAPLE OR CHERRY KITCHEN AND BATH CABINET PACKAGE WITH EURO BOX CONSTRUCTION AND 42" TALL UPPERS WITH CROWN MOLDING, DOVETAIL MAPLE DRAWERS, SOFT CLOSE DRAWERS AND DOORS
- NC
- ☒
- RED BIRCH CUSTOM CABINET PACKAGE WITH DRY BAR UPGRADE (TRASH PULLOUT, HORIZONTAL METAL/GLASS DOOR), MAPLE DOVETAIL DRAWERS. APPLIANCE COUNTER IN PANTRY WITH MATCHING TOP AND RECEPTACLE FOR YOUR DIRTY APPLIANCES. (COFFEE MAKER, TOASTER..
- \$3,750
- ☒
- LEVEL ONE GRANITE COUNTERTOPS THROUGHOUT WITH STAINLESS STEEL UNDER MOUNT SINK IN THE KITCHEN, PORCELAIN SINKS IN THE BATHROOMS WITH MATCHING BACKSPLASHES
- NC
- ☒
- SILESTONE QUARTZ COUNTERTOPS IN THE KITCHEN WITH STANDARD BACKSPLASHES, STANDARD SILESTONE IN BATHS ILO GRANITE
- \$1,500
- ☒
- GLASS MOSIAC KITCHEN BACKSPLASH WITH COLOR CHANGE LED UNDER CABINET LIGHTING
- \$1,650
- ☒
- 8 FOOT TALL SOLID CORE DOORS THROUGHOUT HOME WITH 3 1/2" CASING AND 5 1/2" BASE THROUGHOUT
- NC
- ☒
- WOOD WINDOW SILLS WITH MATCHING WOOD APRON PAINTED TO MATCH TRIM, CUSTOM MADE CROWN MOLDINGS INCLUDED IN 2 COFFERS
- NC
- ☒
- 4 COFFERED CEILINGS- GREAT ROOM, MASTER BEDROOM, LANAI, CABANA
- NC
- ☒
- 14 SEER TRANE HVAC SYSTEM WITH RETURN IN EACH BEDROOM AND PROGRAMMABLE THERMOSTAT. CABANA SUITE WOULD BE A DEDICATED MINI SPLIT WALL MOUNTED AC/HEAT SYSTEM RATED AT 16 SEER
- NC
- ☒
- 16 SEER TRANE HVAC SYSTEM WITH AN LG 28.5 SEER MINI SPLIT AC/HEAT SYSTEM ON THE CABANA
- \$1,500
- ☒
- 17.5 SEER TRANE TWO STAGE HVAC SYSTEM FOR THE HOME AND THE SAME LG 28.5 SEER CABANA UNIT \$3,300
-
- ☒
- 18 SEER TRANE VARIABLE SPEED HVAC UNIT FOR THE HOME WITH A WIFI THERMOSTAT AND SAME 28.5 SEER LG UNIT FOR CABANA \$4,600
-
- ☒
- PLUMBING SYSTEM TO INCLUDE UPONOR PROPEX WATERLINES UNDER THE HOME, CHROME MOEN CHATEAU FAUCETS, WHITE ELONGATED TOILETS, AND FREESTANDING MASTER TUB
- NC
- ☒
- PLUMBING UPGRADE TO MOEN 90 DEGREE COLLECTION FAUCETS AS SHOWN. TWO HANDHELD SPRAYERS, TWO BODY SPRAYS, DIVERTER, RAIN HEAD, STO KITCHEN AND OUTDOOR KITCHEN FAUCET, MATCHING MOEN TOWEL AND TOILET PAPER HOLDERS
- \$4,500
- ☒
- KOHLER ARCHER COMFORT HEIGHT ELONGATED TOILETS THROUGHOUT, SOFT CLOSE SEATS
- \$800
- ☒
- 3/4" INSULATION BOARD ON EXTERIOR WALLS WITH R-11 FRAME WALLS AND R-30 OVERHEAD BATTS
- NC
- ☒
- R-41 INSULATION OVERHEAD, COMBINATION OF R-30 BATT WITH R-11 LOOSE FIBERGLASS BLOWN IN TO FILL VOIDS AND ADD APPX. 4" OVER CAN LITES, WIRES, AND FRAMING FOR A MUCH HIGHER ACTUAL R-VALUE
- \$990
- ☒
- FULL IMPACT RESISTANT WINDOW AND DOOR PACKAGE WITH LOW-E, DOUBLE PANE WINDOWS AND DOORS, REMOTE CONTROLLED ROLL DOWN SHUTTER ON THE REAR AND SIDE LANAI OPENING FOR COMFORT, SECURITY, SHADE, AND IMPACT PROTECTION OF THE OVERSIZED LANAI. THIS ALSO BECOMES SECURITY FOR YOUR GRILL, TV, AND OUTDOOR FURNITURE PLUS PROTECTION FROM THE WIND/RAIN AS NEEDED
- NC
- ☒
- 8' OUTDOOR KITCHEN WITH SINK, FAUCET, OUTLETS, REFRIGERATOR OPENING, OVERHEAD VENTILATION SYSTEM VENTED THROUGH THE ROOF, AND A LOCATION FOR YOUR GRILL. THE REASON WE DO THIS LOCATION FOR YOUR GRILL IS FOR THOSE WHO MAY WANT TO GRILL WITH GAS, CHARCOAL, OR USE A SMOKER. WE CAN DO A BUILT IN GRILL AT AN ADDITIONAL COST, BUT YOU WILL BE LIMITED TO THIS.
- \$6,990
- ☒
- LIGHTING PACKAGE ALLOWANCE OF \$1,500. DESIGNER LIGHTING PACKAGE AS SHOWN WITH FANS \$3,750 ADDITIONAL
- \$3,750
- ☒
- SCHLAGE HARDWARE IN YOUR CHOICE OF FINISH, WITH A CODE LOCK ON THE CABANA SUITE
- \$400
- ☒
- DECORATIVE CONCRETE FLOORING OR EPOXY AS SHOWN OR 20" TILE FLOORS AND SHOWERS, YOUR CHOICE.
- NC
- ☒
- COMMERCIAL GRADE EPOXY CHIP FLOOR IN GARAGE, UPGRADE FROM THE STANDARD ONE COLOR EPOXY.
- \$1,250
- ☒
- 63 PIECE LANDSCAPE PACKAGE WITH HUNTER IRRIGATION SYSTEM AND FLORITAM GRASS.
- NC
- ☒
- ADD FULL PERIMETER LANDSCAPE CURBING AND DECORATIVE MULCH/ROCK.
- \$3,200
- ☒
- ADD DECORATIVE CONCRETE ENTRY WAY IN FRENCH PATTERN STONES WITH CUSTOM COLORS.
- \$1,500
- ☒
- STANDARD LEVEL ONE BARREL ROOF TILE OR FLAT ROOF TILE, YOUR OPTION.
- NC
- ☒
- DESIGNER SERIES TILE ROOF AS SHOWN WITH SPECIAL PATTERN AND COLOR.
- \$1,450
- ARCHITECTURAL 30 YEAR ASPHALT SHINGLE ILO ROOF TILE (-\$8,000)
-

Total as built \$412,980

Base Pricing For The Cabana is \$341,790. This Includes Hook up Fees for Utilities if Available. House Will be Centered on Homesite at Minimum Setback Line. Left or Right Orientation Will be Determined by the Electric Service Location. Some Homesites Will Require Additional Site Improvements at An Additional Cost. Each Homesite Will Require a Inspection Prior to Final Pricing. Items not included: Any Assessment or Betterment Fees. Lot Clearing, Tree or Rock Removal, Additional Fill For an Elevated Pad Under Home, Well and Equipment, Septic System, Seawall, Boat Dock, Boom Pump. Impact Fees Will be Paid as of Date of Signed Contract to Build. Any Increases Thereafter Will Be The Responsibility of Buyer.