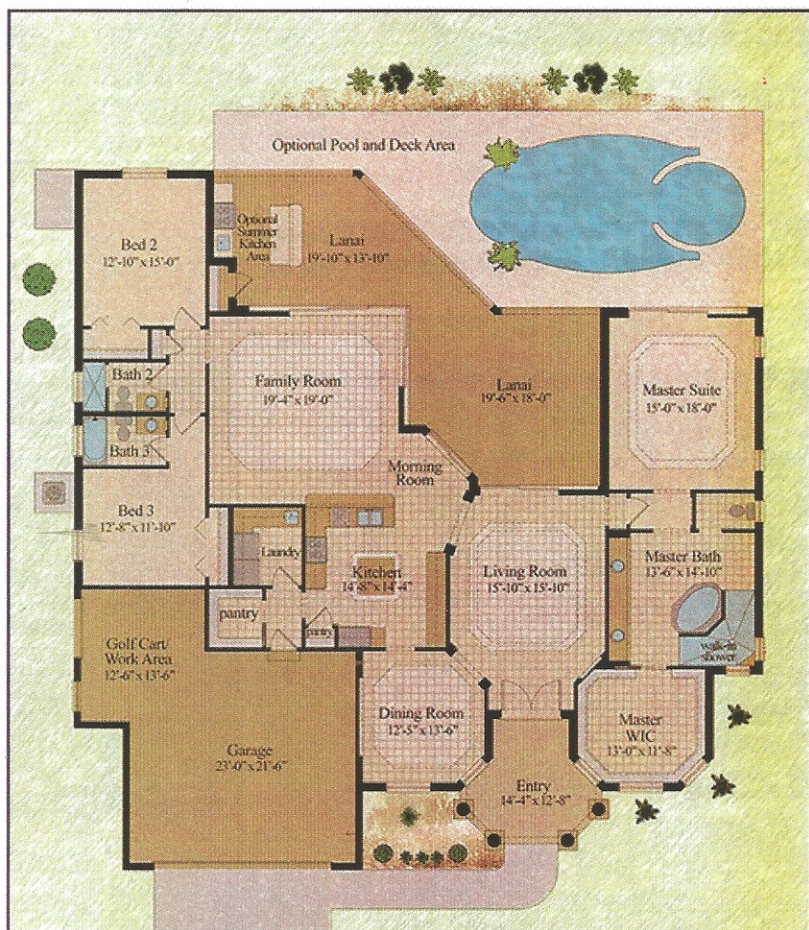


We are proud to present to you the LaConcha Model

The La Concha Model is an upscale home made for entertaining. A three car garage, 12' ceilings in the Foyer, Dining, and Living room and ten foot ceilings elsewhere, crown moldings, eight foot tall solid core doors, fine wood cabinetry, stainless steel appliances, granite countertops, insulated impact glass windows and doors, stucco ceilings outside and tile floors everywhere but the bedrooms. A Master suite/closet that you will never forget.

All of this can be placed on your Cape Coral lot starting at only \$379,000.



SQUARE FOOTAGE

2,674 SF UNDER AIR

660 SF GARAGE

134 SF ENTRY

630 SF LANAI

4,098 SQUARE FEET TOTAL

STANDARD FEATURES

APPLIANCES:

Stainless Steel Whirlpool Appliance Package including Washer and Dryer

CABINETS:

Raised Panel Maple or Cherry Cabinets in Kitchen and Baths
42" Upper Cabinets in Kitchen with Crown Molding
Raised Panel Maple or Cherry Base Cabinets in All Baths with Drawers

PAINTING:

Sherwin-Williams SuperPaint on all interior and exterior surfaces.
Ultra durable Sherwin-Williams enamel on trim

COUNTERTOPS:

Granite Countertops in Kitchen with Stainless Steel Under Mount Sink
Granite Vanity Tops in the Bathrooms

EXTERIOR DOORS:

Fiberglass Front Entry Door with Impact Glass
Other Exterior Doors are Insulated, Fiberglass Doors with PVC Rot Free Jambs
8 Foot tall Exterior Doors

FLOORING:

Tile floor everywhere but bedrooms
Carpet in bedrooms

INTERIOR DOORS, TRIM AND HARDWARE:

8' Tall Solid Core Interior Doors Throughout
5-1/4" Victorian Baseboards
3-1/4" Victorian Casing
5-1/4" Crown Molding in All Coffered Ceilings
Satin Nickel Interior Door Knobs and Hinges

LANDSCAPING PACKAGE:

12 Shrubs in Front of Home, 3 Palm Trees, and 3 Shade Tree in Cape Coral,
Hunter 4 Zone Irrigation System
Floritam Sod

Security:

Touchscreen security system with motion sensors

LIGHTING:

Generous Lighting Allowance
Can Lights in Most Rooms per Print
Ceiling Fans Wired In All Bedrooms

GARAGE DOORS:

8'x16' Overhead Garage Door with Automatic Operator

PLUMBING:

PEX Hot and Cold Water Lines
Moen and Kohler fixtures throughout

AIR CONDITIONING:

High Efficiency Rheem Air Handler
Super Quiet Scroll Compressor
Returns in All Bedrooms

ROOFING:

Concrete Roof Tile
Roof Ventilation per Code

WINDOWS:

Double Pane Energy Rated Impact Glass Windows and Sliding Doors. No need for Shutters

Electrical:

Ceiling Fans Pre-Wired In All Bedrooms
Decora style switches and outlets
Underground electrical service

**Photographs may differ from the print.*

