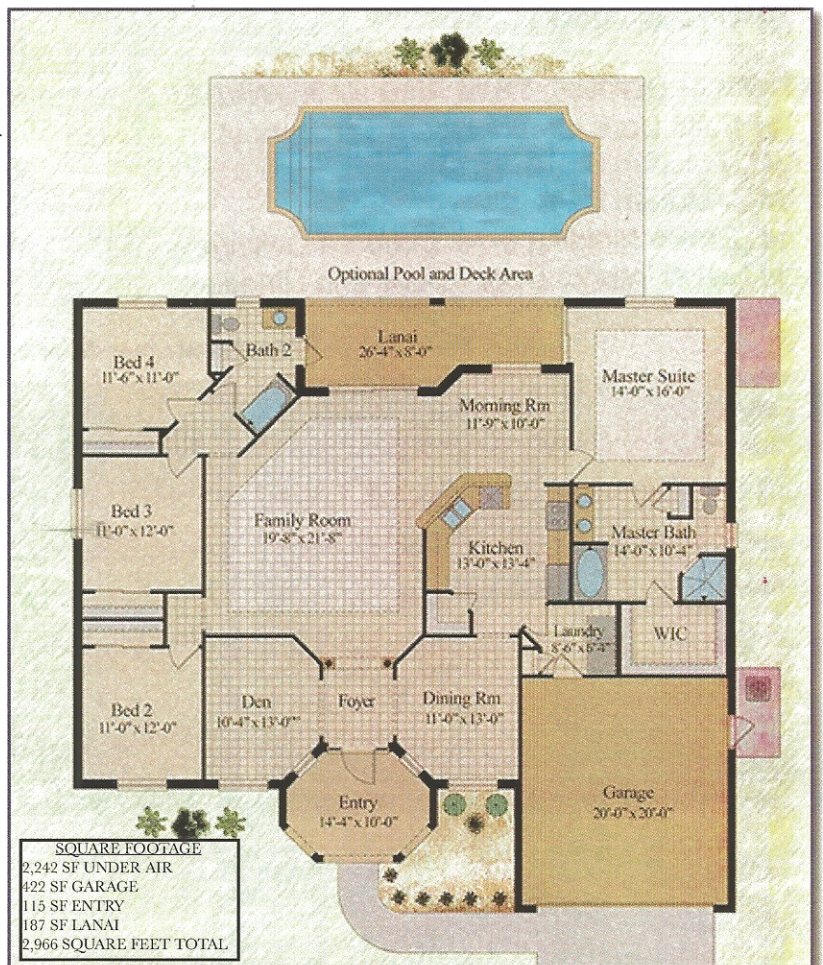


Palmer Homes Presents to you the Phoenix 4 Model

The Phoenix Model is an upscale home featuring energy efficient features, 12'-8" ceilings in the Foyer, ten foot ceilings elsewhere, crown moldings in all coffered ceilings, 8 foot tall solid 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 and a shared pool bath. A Master suite that is both private and spacious with access directly to the Lanai.

All of this can be placed on your Cape Coral lot for only \$299,000.



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 Base Cabinets in All Baths with Drawers

COUNTERTOPS:

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

EXTERIOR DOORS:

Fiberglas Front Entry Door with Impact Glass
Other Exterior Doors are Insulated, Fiberglas 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 Three Shade Trees in Cape Coral
Hunter 4 Zone Irrigation System
Floritam Sod

LIGHTING:

Standard Lighting Package
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 elongated toilets throughout

AIR CONDITIONING:

High Efficiency Trane 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

**Photographs may differ from the print.*

