

# GRAND CAYMAN 2-STORY MODEL

## Specifications



### Air Conditioning

- 5 ton 15 SEER lower
- 3 ton 14 SEER upstairs

### Appliances

- Kitchen stainless package
- Side-by-side refrigerator with ice maker
- 5-cycle dishwasher
- Slide-in oven and microwave
- Washer & dryer included with recessed dryer vent

### Cabinetry & Counter Tops

- Designer wood cabinet line all areas
- Crown molding and staggered layout in kitchen
- Designer hardware & soft close doors/drawers
- Quartz or granite tops
- Under mount sinks

### Doors – Windows-Sliders

- 10' high impact sliding doors
- High impact windows
- 8' high impact exterior walk doors

### Driveway

- Paver drive and walkways

### Drywall

- ½" smooth finish

### Electrical

- 200 amp service / fireplace in great room
- Copper wiring throughout
- Decora switches and receptacles
- Pre fan wiring in all rooms / lighting above cabinets kitchen area
- Phone – TV cable – all rooms prewired
- Exhaust fans in all baths
- Structured rope lighting package in all tray ceilings
- Under mount cabinet lighting in kitchen

### Exterior Doors

- 8' high impact front doors

### Flooring

- Crack suppressant membrane
- Tile flooring

### Framing

- ⅝" CDX radiant barrier plywood roof sheeting
- Engineered webbed roof trusses
- 6/12 roof pitch
- Metal interior studs 16 O.C
- 9'4" ceilings with décor tray ceilings

### Garage Door

- 10' high impact garage doors insulated
- Side mount electric opener
- 2 remotes

### Insulation

- R-30 roof insulation
- Energy Shield 5.5 on exterior block walls

### Interior Doors and Trim

- 8' Monroe panel doors solid core
- 5¼" decor base board and casing
- 5¼" decor crown molding all tray ceilings
- Designer locksets
- Designer dead bolts exterior doors
- Designer 8 glass panel front entry doors

### Landscaping Irrigation Sod

- Upgraded landscape package
- St. Augustine sod
- Sprinkler system with timer

### Lighting Package

- Recess & fluorescent lighting per plan

## Mirrors and Enclosures

- Mirrors above bath vanities
- Framed shower enclosure clear glass in bathrooms

## Paint

- High-grade exterior and interior paint
- 2 interior colors
- 3 exterior colors

## Plumbing

- 50 gallon hybrid water heater
- Upgraded faucet with pull-out sprayer in kitchen
- High efficiency elongated water closets
- Premium finishes on bathroom faucets
- Free standing soaker tub in master bathroom

## Roof

- Peel-and-stick underlayment
- Concrete tile roofing

## Tile Baths & Floors

- Modern design tile decor in master and guest showers
- Modern design tile decor flooring throughout
- Stone or tile fireplace wall great room

## Site Improvements

- Priced site specific

## Soffit & Fascia

- Colored aluminum soffit and fascia with level return
- Aluminum gutters all 4 corners house

## Structural Specifications

- 8 x 16 concrete footings. 3,500 PSI strength
- 4 course block stem wall foundation
- 4" concrete floor slab - 3,000 PSI continuous vapor pours
- Pretreat termite control
- Concrete block second story exterior walls
- Concrete block exterior walls
- 16" to 24" reinforced tie beam lintel
- Precast concrete windowsills

## Swimming Pool

- 29' x 13' pool size
- 3' to 5' pool depth
- 3 steps in the shallow end
- Deep end swim out bench
- Glass tile upgrade included
- Reinforced, pneumatically applied concrete pool shell 6" thick

## Deck

- 19' x 49'10"
- Paver pool deck and lanai
- Mansard screen with picture windows
- Concrete under pavers entire deck

## Spa

- 5' x 7' inside dimension spa
- Raised 12" above pool
- Spa light
- 4 therapy jets
- Bubble fountain
- 1.5 HP Silencer Air Blower for therapy jets
- Glass tile upgrade included

## Swimming Pool & Spa Equipment

- 5 ton electric pool heater
- 2.0 HP pump
- CS200 filter
- Internet app
- 100 W pool and spa light
- Salt system - auto fill included
- Huden skimmer lid