

The ROYAL PALM TERRACE

QUALITY CONSTRUCTION

- CBS Construction with Decorative Masonry Finish
- Flexbon® #14, One Exterior Color
- Hurricane Panels
- Better-Built White Aluminum Tinted Windows
- Better-Built White Aluminum Sliding Glass Doors
- Interior Wall Studs 24" O.C.
- Vaulted Ceiling in Great Room
- Flat 8' Ceilings in Bedrooms
- Overhead Polyethylene Plumbing (PEX)
- Steel Therma-Tru Exterior Doors
- Pre-Cast Concrete Exterior Window Sills
- Owens Corning 30-Year Shingles
- Engineered Roof Truss System
- White Aluminum Soffit and Fascia w/Level Return
- 4" Concrete Slab over Vapor Barrier – 3,000 PSI Concrete
- Bora-Care Termite Treatment
- 1/2" Soffit Board on Lanai Ceiling with Knockdown Finish
- 7' X 16' Overhead Garage Door
- Concrete Driveway, Walkway and Entry up to 900 SF
- Landscaping Code Compliance Package
- Bahia Sod Included (Standard Lot)
- Exterior Hose Bib

ELEGANT INTERIOR

- Wall-to-Wall Carpet in All Bedrooms & Closets, Hallways, Great Room & Dining Room
- Ceramic Tile in Kitchen, Nook, Laundry Room, Foyer & Baths
- Pre-wired for One Phone and Two Televisions (Cable-ready)
- 1/2" Drywall with Knockdown Finish on Walls & Ceilings
- Flexbon® #14, One Color (Walls & Ceilings Same)
- Marble Window Sills
- 6'8" High Flush Doors
- 3-1/4" Colonial Baseboards & 2-1/4" Colonial Door Casing

ENERGY EFFICIENT LIVING

- 13-SEER Air-Conditioning & Heating System
- 40-Gallon Energy Efficient Hot-Water Heater
- R-30 Insulation Over Living Areas
- R-19 Insulation in Knee Walls
- R-11 Insulation in Frame Walls Between Garage & Living Area
- R-3.7 Energy Shield on Exterior Block Walls

ELECTRICAL

- 150 Amp Electric Service
- Copper Wiring Throughout
- Toggle Switches and Receptacles
- Fan Pre-Wire in All Rooms
- Exhaust Fans in All Baths

DESIGNER KITCHEN

- 17.5-cf Kenmore Refrigerator, White
- Electric White Range, 30"
- Electric Range Hood, 30"
- Stainless-Steel Sink
- White Formica Countertops
- Ventilated Wire Shelving in Pantry

LUXURY BATHS

- Cultured Marble Countertops
- Mirrors Above Bath Vanities to 7 ft.
- Mirrored Medicine Cabinets
- Fiberglass Shower and Tub Units
- Shower Curtain on Tubs and Showers
- Ventilated Wire Shelving in Closet
- Briggs or Equal Toilets

ADDED VALUE

- Site Prep, Fill & Grading for Standard 80' x 125' Lot Based on 2-Course Stem Wall (Excludes Clearing and Pre-Fill Pads)
- City of Cape Coral Water and Sewer Connection Fees, Meter, Deposits and Impact Fees
- Utility Connection from Meter to House (up to 55')
- Boundary, Foundation and Final Surveys
- Building Permit Fees
- \$100 Lighting Package Allowance
- City of Cape Coral Impact Fees
- Home Buyer's Warranty IV
- Complete Customer Orientation
- Builder's Risk Insurance

NOT INCLUDED

- Additional Fill Above 3-Course Stem Wall; Boat Lift, Boat Dock, Boom Pumps; Assessment or Betterment Fees; Tree or Rock Removal; Pool, Spa, Pool Deck; Lot Clearing; & Seawall

All homes will be centered on home site from minimum required setback. Left or right orientation of home is determined by the power location. Certain home sites may require additional site improvements at an additional cost to the Buyer. Standard costs include house being built on existing grade. Impact Fees are included as of the execution date of the Construction Agreement. Any increase in Impact Fees after the date of Construction Agreement execution will be the responsibility of the Buyer.



P.O. Box 152723 | Cape Coral FL 33915-2723 | (239) 541-2775 | www.CapeCommunityHomes.com

