

# Included Features



## BEACHVIEW COVE COMMUNITY FEATURES

- A planned community of 28 homes.
- All required building permits and surveys - boundary, form board, foundation, and final survey. Does not include any flood zone studies or analysis
- Paver Driveway, walkway, and entry
- Professionally designed landscape package including plantings, Floritum sod, trees, mulch and zoned irrigation with automatic controller and rain sensor
- Aluminum Gutters and downspouts with underground drains and pop-up emitters in yard
- Standing Seam Metal Roof
- Underground utilities and stormwater management system
- Community street lights and sidewalk
- Acrylic finish on all covered lanais

## PAD AND FOUNDATION

- Bora-Care Termite Treatment with a renewable termite bond with \$1,000,000 repair and retreat coverage
- All footings are steel reinforced with #5 rebar, with a 4 in. 3000 PSI concrete fiber reinforced monolithic slab with 6 mil visqueen vapor barrier
- Recessed rain stop at threshold of garage door(s)

## EXTERIOR WALLS AND FINISHES

- Reinforced concrete block and masonry construction with smooth cementitious finish (wood frame where necessary)
- 3000 PSI reinforced perimeter bond, tie beam, lintels, headers, porch columns, and vertical wall reinforcements
- Exterior architectural banding with cementitious smooth finish (per plan)
- Second floor exterior walls shall have 2x4 studs spaced 16 in. on center with hurricane anchorage and ½ in. ZIP® sheathing with built-in water-resistive barrier covered with metal lath reinforced exterior smooth cementitious finish
- Decorative banding around windows and doors
- Sherwin Williams® 100% acrylic masonry sealer and satin paint on exterior walls and trim

## ROOF AND INSULATION

- Roof trusses engineered for 140 mph wind load
- Trusses are web-braced, cross-braced and laterally braced
- Minimum 2x8 sub-fascia for stronger bridging with 12- or 16-inch overhangs on long spans to avoid soffit sagging and waving (12 in. overhang on gables)
- 5/8 in. ZIP® Roof sheathing with built-in water-resistive barrier
- Aluminum fascia and soffit
- R-20 Spray Foam insulation over air-conditioned areas for maximum coverage
- R-13 Spray Foam insulation in garage wall adjacent to house and exterior framed walls
- 3/4 in. thick rigid foam insulation with ¾ in. air space resulting in R-8.8 insulation rating at all exterior block walls
- Poly foam adhesive seal at each exterior wall penetration

## FRAMING, WINDOWS AND DOORS

- All wood interior framing studs and furring strips spaced 16 in. on center
- Extra blocking at windows and sliding glass doors for easy installation of window treatments
- All vertical to horizontal concealed spaces are fire-blocked
- Engineered anchoring systems at all bearing partitions for added wind upload resistance
- PGT Impact rated single hung vinyl LoE windows with clear, double paned glass (obscure glass in bathrooms). Aluminum screens installed on all operable windows (per plan)
- Mullions on windows of front elevation (between double panes) (per plan)
- Masonite® 8 ft tall Winslow 3 Panel Craftsman Style insulated fiberglass exterior front entry door with impact rated single light clear glass with adjustable thresholds (per plan)
- 8 ft tall impact rated sliding glass doors with white aluminum frames, clear, insulated low-e glass
- Overhead Door® Haas Insulated Aluminum wind loaded garage door with automatic belt drive opener, two (2) remote operators and wall mounted keypad at house to garage door
- Architecturally designed impact rated transom windows with white vinyl frames and clear LoE glass (per plan)

## ELECTRICAL AND LIGHTING FEATURES

- Minimum 300 AMP underground electrical service
- 220V dryer and range outlets
- Ceiling fan/light pre-wires in all bedrooms, family room and covered lanai
- Pendant light pre-wire over islands (per plan)
- Pre-wired RG6, satellite compatible, television outlets in each bedroom and den (per plan) with homeruns to multimedia panel (location per plan)
- Raised outlet and RG6 satellite compatible, television outlets in Owner's Bedroom and Great Room (per plan)
- Two (2) CAT-5 telephone outlets (per plan)
- Hardwired smoke/carbon monoxide detectors with battery back-up in all bedrooms, main living area and hallways outside bedrooms (per plan)
- Three (3) GFI outlets in garage and three (3) weatherproof
- GFI exterior outlets
- Floor Outlet in Great Room
- Two (2) USB 110-volt outlets (location per plan)
- LED Recessed ceiling lights with white baffle trim in kitchen, great room recessed ceilings, hallways, over tubs and showers and front entry
- Exterior coach lights in Bronze finish (per plan)
- Decora® rocker switches and Decora outlets throughout
- Doorbell chime(s) (per plan)
- Decorative light fixtures from Progress Lighting®

## ENVIRONMENTAL CONTROLS

- Carrier® High Efficiency 16 SEER2 HVAC system with heat pump and scroll type compressor
- Separate vents in walk-in closets (per plan)
- Exhaust fans in bathrooms vented to exterior
- Built-in microwave/hood vented to exterior
- Jumper ducts in bedrooms and den/study (per plan)
- Dryers vented to exterior through roof or wall (per plan)



# Included Features

## PLUMBING FEATURES

- Uponor® water lines
- 50-gallon water heater
- Three (3) exterior hose bibs
- Recessed in-wall washing machine water supply controls
- Looped main water supply with electrical outlet for future water softening system
- Pre-plumbed ice maker line with recessed valve

## LUXURIOUS BATHS

- Designer Kraftmaid® cabinets w/full overlay flat panel door in choice of stain or painted finish in choice of stain or painted finish
- Soft-close door and drawers on all cabinet
- Raised vanities with drawers in baths (per plan)
- Moisture-proof cement board behind tile walls in showers, with tile to ceiling
- Guest baths with American Standard steel tubs with ceramic tiled shower walls (per plan)
- Choice of Granite or Quartz countertops with 3 cm edge up to Level III
- Moen® widespread double handle faucets on sinks in lifetime satin nickel finish with under-mount sinks matching tub deck and shower faucet in owner's bath (per plan)
- Moen® widespread two handle vanity sink faucets with under-mount sinks and anti-scald tub/shower and/or shower controls with satin nickel finish in guest baths (per plan)
- Decorative Moen® Bath Accessories
- White China Comfort Height Elongated commodes
- 38 in. high polished edge mirrors over vanities
- Upgraded ceramic tile in owner's bath including one row of decorative listel up to Level II
- Clear shower doors with full height glass or frameless enclosures in owner's bath (per plan)

## DESIGNER KITCHENS

- Designer Kraftmaid® 42" wall cabinets w/full overlay flat panel door in choice of stain or painted finish with soft close door and drawers with Level II crown molding on upper cabinets
- Decorative paneling and false doors on islands (per plan)
- Decorative level 1 tile backsplash
- Undercabinet LED strip lighting with decorative cabinet light rail
- Varying height upper cabinets at microwave (per plan)
- Choice of 3 cm Granite or Quartz counters to Level III with 16" overhangs on bar tops and/or island
- Pelican under-mount kitchen sink
- Moen® premium pullout spray faucet & soap dispenser
- Samsung® Stainless Steel smooth top electric range with convection and air fry
- Built-in Samsung® Stainless Steel microwave/hood combination vented outside for maximum ventilation.
- Samsung® Stainless Steel dishwasher
- Insinkerator® ½ HP garbage disposal

## ELEGANT INTERIORS

- 10 ft first floor and 9 ft second floor ceiling heights (per plan)
- Single step recessed ceiling details in Great Room and Owner's Bedroom (per plan)
- Knockdown finish on ceilings and orange peel finish on interior walls
- Sherwin Williams® Premium low VOC acrylic paint interior wall and ceiling paint for improved indoor air quality (choice of 1 color walls and white ceilings throughout)
- Sherwin Williams® Premium low VOC white interior trim paint for improved indoor air quality
- Vented Wood Rod and Shelf in Owner's closet(s) and vinyl clad super slide® wire rod and shelf in secondary bedroom closets
- Solid wood shelving in pantry and vinyl clad wire shelving in linen closets
- Masonite® 8 ft. tall raised 2 panel square hollow core swing and bi-fold doors
- Colonial 3 ¼ in. casing on doors throughout including sliding glass doors and bi-fold doors with smooth jambs (as applicable)
- Colonial 3 ¼ in. casing and wood windowsills on all windows with smooth jambs (as applicable)
- 5 ¼ in. crown molding in 1<sup>st</sup> floor main living areas (not incl. recess ceilings)
- 5 ¼ in. baseboard throughout
- Kwikset® decorative front entry handle with deadbolt and lever handled interior door hardware and keyed entry locks and deadbolts on additional exterior hinged doors (per plan)
- Luxurious stained treads and painted risers stairs with stained wood rails and newel posts with painted balusters (per plan).
- Up to Level III tile floors on first floor, laundry rooms and all baths with underlayment to help prevent cracking
- Mohawk® designer, stain resistant carpet in choice of colors up to Level III with 7/16 in., 6lb. re-bond padding in main living areas and bedrooms

## ADDED BENEFITS

- Personalized meeting with an Interior Designer at our Design Studio to help you create your one-of-a-kind dream home
- New-Home Orientation with your construction manager
- Comprehensive 1 year workmanship, 2 year systems and 15 year structural warranty through 2-10 Home Buyers Warranty® Corporation plus manufacturer's warranties (as applicable)

Our policy of continual attention to design detail and construction techniques requires that all floor plans, dimensions, specifications, and brand/plan names are subject to changes without notice or obligation. All marketing materials contain artist/conceptual renderings and may show features that are separately priced options. Prices include city/county impact fees, water/sewer connection fees, and site development costs. Prices do not include closing costs, lot premiums, or model décor or furnishings. Home prices are based on 20 ft front setback. Prices, terms, and availability are subject to change without notice or obligation. Rev. 01/02/2026.



# Pricing



## Signature Series

| Model               | Bed/ Bath      | Living Area | Total Area | Architectural Style |           |           |
|---------------------|----------------|-------------|------------|---------------------|-----------|-----------|
|                     |                |             |            | A                   | B         | C         |
| Juno <sup>1</sup>   | 3/2.5          | 1,828       | 2,418      | \$799,900           | \$805,900 | \$813,900 |
| Tortuga             | 3/2.5/Den/Loft | 1,967       | 2,420      | \$813,900           | \$826,900 | \$827,900 |
| Vero                | 3/2.5/Den/Loft | 1,989       | 2,459      | \$827,900           | \$834,900 | \$845,900 |
| Delray              | 3/2.5/Den      | 2,043       | 2,597      | \$823,900           | \$827,900 | \$835,900 |
| Siesta <sup>1</sup> | 3/2.5/Flex     | 2,084       | 2,627      | \$834,900           | \$835,900 | \$842,900 |
| Biscayne            | 3/2.5/Den/Loft | 2,165       | 2,648      | \$845,900           | \$847,900 | \$855,900 |
| Amelia <sup>2</sup> | 3/2.5/Den/Loft | 2,354       | 2,921      | \$855,900           | \$859,900 | \$868,900 |
| Bayview             | 3/2.5/Den/Loft | 2,391       | 2,903      | \$891,900           | \$899,900 | \$905,900 |

<sup>1</sup> - Optional Den

<sup>2</sup> - Optional 4th Bedroom & 3rd Bath

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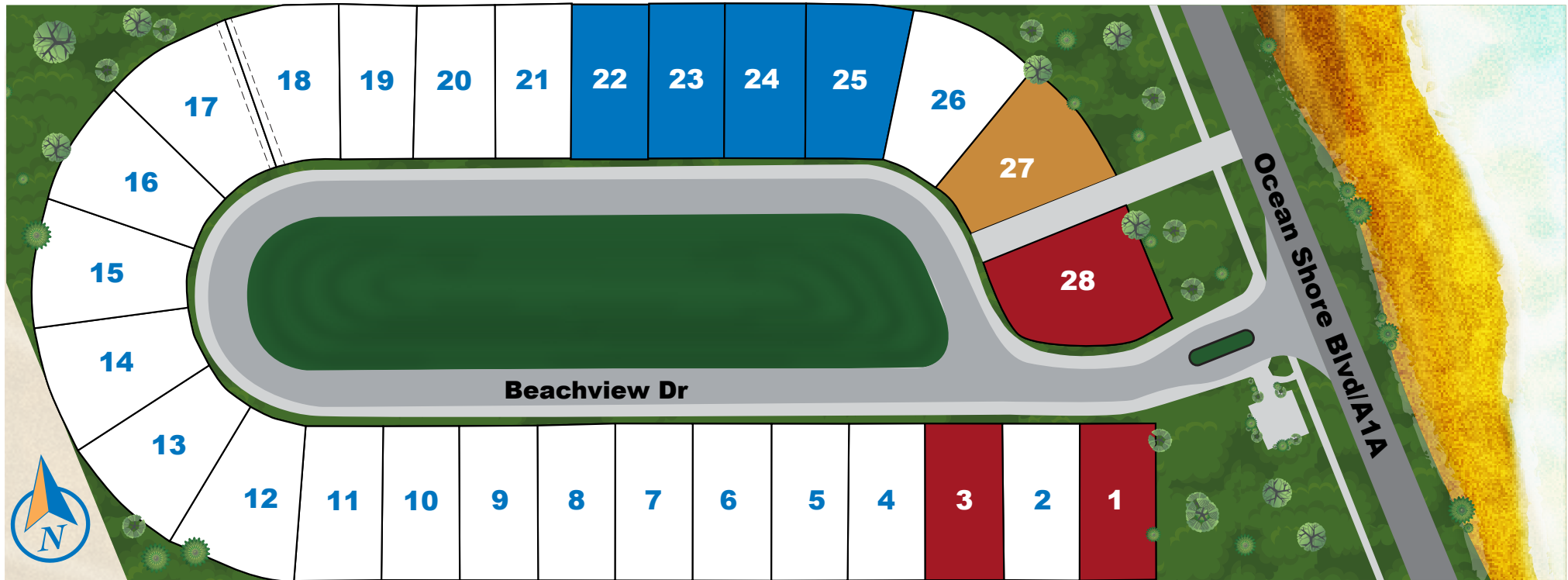
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# BEACHVIEW COVE

386-356-2551  
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- COASTAL EXTERIOR DESIGNS
- OPEN FLOOR PLAN
- PRIVATE BEACH ACCESS

- 28 HOME SITES
- BLOCK & FRAME CONSTRUCTION
- 15-YEAR STRUCTURAL WARRANTY

## SITEMAP LEGEND:

-  AVAILABLE
-  RESERVED
-  QUICK MOVE-IN HOMES
-  MODEL HOME
-  COMING SOON



*Signature Series*

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