

Included Features

PALM COAST COMMUNITY FEATURES

- \$10,177 allowance for city/county impact fees (\$19,495 allowance for Duplex city/county impact fees)
- Clearing, grading and fill with acceptable bore test
- Fully sodded homesite using Floritam sod with 4 zone irrigation and professionally designed landscape package
- Textured acrylic finish on std. exterior patio or covered lanai (per plan)

ADDED VALUE

- Surveys - boundary, form board, foundation, and final survey. Does not include any flood zone studies or analysis
- Building permits, soil tests, compaction, and density tests
- 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
- Reinforced concrete block and masonry construction with cementitious textured finish (wood frame where necessary)
- 3000 PSI reinforced perimeter bond, tie beam, lintels, headers, porch columns and vertical wall reinforcement
- Poly foam adhesive seal at each exterior wall penetration
- Engineered anchoring systems at all bearing partitions
- 30-year premium algae-resistant dimensional fiberglass roof shingles with 25-year shingles for hip and ridge cap
- Hardwired smoke/carbon monoxide detectors with battery back-up in all bedrooms, main living area and hallways outside bedrooms (per plan)
- Ceiling fan pre-wires in Bedrooms, Family Room or Great Room, Den/Study and lanai (per plan)
- Recessed in-wall washing machine water supply controls and 220V dryer outlet
- Air handler suspended from garage ceiling to maximize floor space (per plan)
- 200 AMP electrical service copper wire distribution system
- Two (2) 110 volt weatherproof electrical GFI outlets (per plan)
- Two (2) USB 110-volt outlets (per plan)

ENERGY AND MONEY SAVING ADVANTAGES

- R-38 ceiling insulation over living areas
- ¾ in. thick rigid foam insulation with ¾ in. air space resulting in R-8.8 insulation rating at all exterior block walls
- Single hung vinyl low-e windows with clear, double paned glass (obscure glass in bathrooms). Vinyl screens installed on all operable windows and sliding glass doors (per plan)
- Masonite® rust proof, dent proof, insulated fiberglass exterior front entry door(s) with adjustable thresholds (per plan)
- Maintenance-free aluminum fascia with vented soffits
- Carrier® energy efficient 16 SEER2 HVAC system with heat pump and scroll type compressor
- Jumper Ducts at all bedrooms and den/study (per plan)
- Air-conditioned walk-in closet(s) (per plan)
- 50-gallon water heater
- Energy efficient plumbing piping
- Water conserving commodes and shower heads
- Pre-wired for coach lights

ELEGANT INTERIORS

- Recessed and vaulted ceilings (per plan)
- Rounded drywall corners in main living areas (per plan)
- Knockdown finish on ceilings and orange peel finish on interior walls
- Level I tile floors in foyer, kitchen, bathrooms and laundry areas with underlayment to help prevent cracking
- Mohawk® Level I designer, stain resistant carpet in choice of colors with 7/16 in., 6lb. re-bond padding in main living areas and bedrooms

- Masonite® Raised-panel interior doors with colonial trim
- LED Recessed ceiling lights with white baffle trim (per plan)
- Decorative light fixtures from Progress Lighting®
- Two (2) CAT-5 telephone outlets (per plan)
- Pre-wired RG-6 satellite compatible television outlets in all Bedrooms and Family Room or Great Room with homeruns to multimedia panel (location per plan)
- Sherwin Williams® white flat interior wall and ceiling premium low VOC paint for improved indoor air quality
- Sherwin Williams® white semi-gloss interior trim premium low VOC paint for improved indoor air quality
- Marble windowsills
- Vinyl-coated, ventilated closet shelving
- Kwikset® keyed entry locks and deadbolts on exterior hinged doors (per plan)

IMPRESSIVE EXTERIORS

- Sherwin Williams® 100% acrylic masonry sealer and satin paint on exterior walls and trim
- Overhead Door® wind loaded raised panel garage door and opener with remote(s)
- Concrete walkway and 18 ft wide concrete driveway with broom finish & tooled edges (32 ft on Millstone Duplexes)
- Recessed rain stops at threshold of garage door(s)
- Two (2) exterior hose bibs
- Minimum 2x6 sub-fascia for stronger bridging with 16 in. overhangs and vinyl soffits (12 in. overhang on gables)

LUXURIOUS BATHS

- Timberlake® flat panel & raised height cabinets
- Granite countertops in choice of colors with drop-in sinks
- Moisture-proof cement board behind tile in showers with tile to ceiling (per plan)
- Elongated, 15" high commodes
- Mirrors over vanities
- Moen® vanity sink faucets and anti-scald shower valves with lifetime chrome finish in all baths
- Elustra Windowsills and knee wall caps in Owner's Bath (per plan)
- Ceramic tile shower a clear shower doors with chrome frame in Owner's Bath (per plan)
- Guest bath(s) with American Standard steel tubs & ceramic tiled shower walls

SPLENDID KITCHENS

- Timberlake® flat panel cabinets with 36 in. or 42 in. wall cabinets (per plan)
- Level I granite countertops in choice of colors with stainless steel undermount sink with 12" flat overhangs on bar tops and/or islands
- Moen® single-lever faucet and separate side sprayer
- Samsung® Stainless Steel 5 element smooth top electric range with self-cleaning oven
- Built-in Samsung® Stainless Steel microwave/hood combination vented outside for maximum ventilation
- Samsung® Stainless Steel dishwasher
- Insinkerator® 1/3 garbage disposal
- Pre-plumbed ice maker line with recessed valve
- Spacious pantry (per plan)

ADDED BENEFITS

- Personalized meeting with our Designer in 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)

Rev 9/92025



*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 clearing, grading, up to 40 loads of fill (does not apply to fill required due to removal of organic or de-muck materials), compaction, density tests, City required trees, an allowance for applicable City of Palm Coast impact fees, and conventional (standard) footings for lots with approved bore test. The final impact fee amount is variable and is included in the base price as specified in the contract. For illustrative purposes, the estimated total for all City of Palm Coast impact fees for a 2,000-square-foot three-bedroom single-family home is approximately \$18,161. Except for the calculation of impact fees, pricing is based on up to 10,000 sq ft lots with a 25 ft front set back. Prices do not include lot cost; site related costs above the standard allowances; construction financing fees; closing costs; septic tank or private water services; model décor or furnishings; or survey work required to establish base floor elevations. Prices, terms, and availability are subject to change without notice or obligation.

SeaGateHomes.com



CGC1518372

Pricing

Palm Coast Traditional Collection

Model	Bed/ Bath	Living Area	Total Area	Architectural Style		
				A	B	C
Misty ^{2, 4}	3/2	1,333	1,783	\$225,900	\$226,900	N/A
Graham ²	3/2	1,336	1,788	\$232,900	\$234,900	N/A
Bimini	3/2	1,467	1,927	\$237,900	\$238,900	N/A
Misty II ^{2, 4}	3/2	1,596	2,038	\$236,900	\$237,900	N/A
Bryce ^{2, 4}	3/2	1,600	2,047	\$248,900	\$249,900	N/A
Misty III ^{2, 4}	3/2	1,673	2,162	\$246,900	\$247,900	N/A
Captiva II	3/2	1,802	2,502	\$270,900	\$271,900	N/A
Coral ^{2, 4}	3/2	1,825	2,262	\$282,900	\$285,900	\$286,900
Magnolia	3/2/Den	1,992	2,792	\$290,400	\$293,400	\$296,400
Willow	3/2/Den	2,208	2,843	\$295,900	\$297,900	\$312,900
Worthington II ^{3, 4}	4/2	2,420	3,037	\$303,900	\$304,900	N/A
Augusta ^{3, 4, 7}	4/2	2,293	3,148	\$311,900	\$313,900	\$331,900
Sequoia ⁸	4/3	2,450	3,304	\$345,900	\$348,900	\$350,900
Springfield	4/3	2,552	3,250	\$354,900	\$357,900	N/A
Cypress ^{5, 6}	5/3 + Loft	3,154	3,768	\$381,900	\$385,900	\$387,900

Polo Collection

Charlotte II	3 / 2	1,623	2,318	\$279,900	\$280,900	N/A
Kingsley II ¹	2/2 + Den	1,645	2,257	\$279,900	\$280,900	\$284,900
Lillian II ¹	2/2 + Den	1,658	2,267	\$282,900	\$283,900	\$284,900
Sebring II ¹	2/2 + Den	1,751	2,450	\$290,900	\$291,900	\$294,900
Monroe II	3/2	1,738	2,558	\$288,900	\$289,900	N/A
Norris II ¹	2/2 + Den	1,905	2,593	\$289,900	\$292,900	\$302,900
Bennet II	3/2	2,008	2,635	\$302,900	\$303,900	\$306,900
Pierce II	3/2 + Den	2,034	2,733	\$304,900	\$305,900	N/A

Duplex

Millstone	6/4	2,396	3,298	\$384,900	\$385,900	\$387,900
Patterson	8/4	3,048	4,145	\$424,900	\$426,900	N/A

¹ Avail. Opt. 3rd Bedroom

² Avail. Opt. 4th Bedroom

³ Avail. Opt. 5th Bedroom

⁴ Avail. Opt. 3rd Bath

⁵ Avail. Opt. 4th Bath

⁶ Avail. Opt. 6th bedroom

⁷ 3 Car Garage Plan

⁸ Multi-Generation Plan

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Included Features



PALM COAST ON YOUR LOT

- All required building permits and surveys - boundary, form board, foundation, and final survey. Does not include any flood zone studies or analysis
- Clearing, grading and fill with acceptable bore test
- Concrete walkway and 18 ft wide concrete driveway with broom finish & tooled edges
- Professionally designed landscape package including plantings, Floritama sod, trees, mulch and five-zone irrigation with automatic controller and rain sensor gauge
- Textured acrylic finish on std. exterior patio or covered lanai (per plan)

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 cementitious textured finish (wood frame where necessary)
- 3000 PSI reinforced perimeter bond, tie beam, lintels, headers, porch columns, and vertical wall reinforcements
- Exterior architectural banding, quoins and keystones are with cementitious textured finish (per plan)
- Second floor exterior walls, if applicable, shall have 2x4 studs spaced 16 in. on center; nom. ½ in. 4 ply plywood sheathing; house wrap, expanded metal lath, reinforced exterior cement finish and hurricane anchorage meeting code requirements
- 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 130 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)
- Roof sheathing is of nominal ½ in., 4 ply, CDX plywood
- Aluminum fascia and continuously vented soffit
- R-38 batt insulation over air-conditioned areas for maximum coverage
- R-13 batt insulation in garage wall adjacent to house
- 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
- Single hung vinyl low-e windows with clear, double paned glass (obscure glass in bathrooms). Vinyl screens installed on all operable windows and sliding glass doors (per plan)
- Mullions on windows of front elevation (between double panes) (per plan)
- Masonite® 8 ft tall rust proof, dent proof, insulated fiberglass exterior front entry door(s) with single full light clear glass with adjustable thresholds (per plan)
- 8 ft tall sliding glass doors with white aluminum frames, clear, insulated low-e glass
- Overhead Door® wind loaded raised panel garage door with automatic garage door opener, two (2) remote operators and wall mounted keypad at house to garage door
- Architecturally designed transom windows with white vinyl frames and clear insulated glass (per plan)

ELECTRICAL AND LIGHTING FEATURES

- Minimum 200 AMP underground electrical service
- 220V dryer and range outlets
- Ceiling fan/light pre-wires in all bedrooms, family room and covered lanai
- Pre-wired RG6, satellite compatible, television outlets in each bedroom, den/study and family room with homeruns to multimedia panel (location 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
- 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® energy efficient 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)



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Included Features

PLUMBING FEATURES

- CPVC 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/half overlay flat panel door 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
- Acrylic tub in master bath with ceramic tile deck (per plan)
- Guest baths with American Standard steel tubs with ceramic tiled shower walls or tiled showers with tile floors and framed enclosure (per plan)
- Choice of Granite or Quartz countertops with 3 cm edge up to Level II
- Moen® wide spread double handle faucets on sinks in lifetime chrome finish with under-mount sinks matching tub deck and shower faucet in Master Bath (per plan)
- Moen® center-set two handle vanity sink faucets with under-mount sinks and anti-scald tub/shower and/or shower
- controls with lifetime chrome finish in guest baths (per plan)
- Decorative Moen® Bath Accessories
- Elongated China commodes
- 42 in. high polished edge mirrors over vanities
- Upgraded ceramic tile package in master bath including one row of decorative listel in choice of styles up to Level II
- Clear shower doors with chrome frame in master bath (per plan)

DESIGNER KITCHENS

- Designer Kraftmaid® cabinets w/half overlay flat panel door in choice of stain or painted finish
- Soft-close door and drawers on all cabinet
- Level I crown molding on upper cabinets and under cabinet
- LED strip lighting with decorative cabinet light rail
- 42 in. wall cabinets with varying height upper cabinets at microwave (per plan)
- Stainless steel under-mount kitchen sink
- Moen® premium chrome pullout spray faucet & soap dispenser
- Choice of Granite or Quartz counters with 3 cm edge up to
- Level II and 16" overhangs on bar tops and/or island
- Samsung® Stainless Steel 5 element smooth top electric range with self-cleaning oven
- 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, Dining
- Room and Master Bedrooms (per plan)
- Rounded drywall corners in main living areas (per plan)
- Knockdown finish on ceilings and orange peel finish on interior walls
- White Carrera Marble sills on 1st floor windows and Elustra window sills on 2nd floor windows (per plan)
- 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
- Vinyl clad Super slide® wire rod and shelf in bedroom closets
- Vinyl clad tip resistant wire shelving in pantries
- Masonite® 8 ft. tall raised 2 panel square hollow core prehung swing and bi-fold doors
- Colonial 3 ¼ in. casing on doors throughout including sliding glass doors and bi-fold doors
- 5 ¼ in. baseboard throughout
- Kwikset® decorative front entry handle with deadbolt and lever handled interior door hardware
- Kwikset® 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 II tile floors in foyer, kitchen, bathrooms and laundry areas 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)

Rev 9/9/2025



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Pricing

Offsite On Your Lot Traditional Collection

Model	Bed/ Bath	Living Area	Total Area	Architectural Style		
				A	B	C
Misty ^{2, 4}	3/2	1,333	1,783	\$230,900	\$231,900	N/A
Graham ²	3/2	1,336	1,788	\$237,900	\$239,900	N/A
Bimini	3/2	1,467	1,927	\$242,900	\$243,900	N/A
Misty II ^{2, 4}	3/2	1,596	2,038	\$241,900	\$242,900	N/A
Bryce ^{2, 4}	3/2	1,600	2,047	\$253,900	\$254,900	N/A
Misty III ^{2, 4}	3/2	1,673	2,162	\$251,900	\$252,900	N/A
Captiva II	3/2	1,802	2,502	\$275,900	\$276,900	N/A
Magnolia	3/2/Den	1,992	2,792	\$295,400	\$298,400	\$301,400
Willow	3/2/Den	2,208	2,843	\$300,900	\$302,900	\$317,900
Worthington II ^{3, 4}	4/2	2,420	3,037	\$308,900	\$309,900	N/A
Augusta ^{3, 4, 7}	4/2	2,293	3,148	\$316,900	\$318,900	\$336,900
Sequoia ⁸	4/3	2,450	3,304	\$350,900	\$353,900	\$355,900
Springfield	4/3	2,552	3,250	\$359,900	\$362,900	N/A
Cypress ^{5, 6}	5/3 + Loft	3,154	3,768	\$386,900	\$390,900	\$392,900

Polo Collection

Charlotte II	3 / 2	1,623	2,318	\$284,900	\$285,900	N/A
Kingsley II ¹	2/2 + Den	1,645	2,257	\$284,900	\$285,900	\$289,900
Lillian II ¹	2/2 + Den	1,658	2,267	\$287,900	\$288,900	\$289,900
Sebring II ¹	2/2 + Den	1,751	2,450	\$295,900	\$296,900	\$299,900
Monroe II	3/2	1,738	2,558	\$293,900	\$294,900	N/A
Norris II ¹	2/2 + Den	1,905	2,593	\$294,900	\$297,900	\$307,900
Bennet II	3/2	2,008	2,635	\$307,900	\$308,900	\$311,900
Pierce II	3/2 + Den	2,034	2,733	\$309,900	\$310,900	N/A

¹ Avail. Opt. 3rd Bedroom

² Avail. Opt. 4th Bedroom

³ Avail. Opt. 5th Bedroom

⁴ Avail. Opt. 3rd Bath

⁵ Avail. Opt. 4th Bath

⁶ Avail. Opt. 6th bedroom

⁷ 3 Car Garage Plan

⁸ Multi-Generation Plan

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Rev. 1/14/2026

