

Included Features



TIDELANDS ON YOUR LOT

- ARC review fees
- Masonry screen wall around a/c unit
- 7/12 roof pitch
- Boral® tile roof in Palm Island Green
- Professionally designed landscape package with \$13,000 allowance for plantings, trees, shrubs, mulch, sod, and zoned automatic irrigation system with digital controller and rain sensor gauge
- All required building permits and surveys - boundary, form board, foundation and final survey. Does not include any flood zone studies or analysis
- 4 ft wide concrete walkway and 18 ft wide concrete driveway with broom finish & tooled edges
- 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 in. 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
- ¾ 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) operators and wall mounted control 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
- All copper house wiring distribution system
- 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 all bedrooms, den/study and family room with homeruns to multimedia panel (location per plan)
- Two (2) Pre-wired 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 (per plan)
- LED Recessed ceiling lights with white baffle trim in kitchen, great room recessed ceiling, 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 16SEER2 or better 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 (per plan)
- Dryers vented to exterior through roof or wall (per plan)



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 in choice of stain or painted finish
- Soft-close door and drawers on all cabinets
- Raised vanities with drawers in baths (per plan)
- Moisture-proof cement board to 7 ft height in showers, tile to 101 in.
- Acrylic tub in Owner's bath with ceramic tile deck (per plan)
- Guest baths with American Standard steel tubs with ceramic tiled shower walls (no enclosure) 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® widespread double handle faucets on sinks in lifetime chrome finish with under-mount sinks matching tub deck and shower faucet in Owner's bath (per plan)
- Moen® center-set two handle vanity sink faucets with undermount 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
- 38 in. high polished edge mirrors over vanities
- Upgraded ceramic tile package in Owner's bath including one row of decorative listel in choice of styles up to Level II
- Clear shower doors with chrome frame in Owner's 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 cabinets
- 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 pullout spray faucet and soap dispenser in chrome
- Choice of Granite or Quartz countertops with 3 cm edge up to Level II
- 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 Owner's Bedroom (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 white acrylic paint interior wall and ceiling paint for improved indoor air quality
- (choice of 1 color walls with 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 pre-hung 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., 6 lb 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 do not include city/county impact fees; water/sewer connection fees; construction financing fees; site development costs; closing costs; septic tank or private water services; model décor or furnishings; or survey work required to establish base flood elevations. Home prices are based on 25 ft front setback. Free site evaluations are available. Prices, terms, and availability are subject to change without notice or obligation. Rev: 01/02/2026.



Pricing



Tidelands

Architectural Style

Model	Bed/ Bath	Living Area	Total Area	A	B	C	D
Birkdale	3/2/Study	2,181	2,858	\$394,900	\$395,900	N/A	N/A
Pinehurst	3/3/Study	2,474	3,354	\$469,900	\$473,900	N/A	N/A
Muirfield	3/3/Study	2,620	3,467	\$444,900	\$445,900	\$452,900	\$455,900
St. Andrews	3/3/Study + Loft	2,849	3,885	\$566,900	\$569,900	N/A	N/A

***All Elevations are subject to review and approval by the Community Architectural Review Board (ARB) and any required changes to meet the ARB Guidelines may result in additional costs.*



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