Academy Home DEVELOPMENTS

CGC1525603

Bricks and Sticks Prices Below

(*Prices good through 11/21-5/22)

PRICES STARTING AT:

$210 PER SQ FT	Montauk Model (1,410 SQ FT)	$296,150
$215 PER SQ FT	Hampton Model (1,756 SQ FT)	$379,200
$233 PER SQ FT	Tribeca Model (1,820 SQ FT)	$424,200
$227 PER SQ FT	Soho Model (2,031 SQ FT)	$463,000
$229 PER SQ FT	Park Ave Model (2,352 SQ FT)	$539,000

NOT INCLUDED IN PRICE ABOVE

Permit: Approximately $10k - $15k

Fill Dirt: Approximately $5k

Pool Packages Starting at $55K

14x24 Rectangle Pool

Sundeck with Two Bubblers

LED Multi Color Light:
Wi-Fi Controlled Pentair Teletouch Control System

Pool Heater *$5k*
(Standard Package + No Pool Heater)

Clearview Picture Screen

Spa Optional
(8x8, $18k, Includes Heater)

*Prices subject to change.

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AcademyHomeDevelop.com

Academy Home DEVELOPMENTS

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AREA	SQ.FT.
LIVING	1 820
LANAI	270
GARAGE	708
ENTRY	133
TOTAL	2931

THE TRIBECA

TRIBECA HOME SPEC SHEET
4 Bedroom

FLOORING:
Italian Porcelain 24"x24" Flooring Throughout All Areas Except Bedrooms

Carpet in Bedrooms ($5000 Upgrade tile Throughout)

KITCHEN:
All Wood Cabinets/Plywood with Dovetail Construction

Soft Close Hinges on Doors and Drawers

Crown Molding on Cabinets

Light Rail Molding Under Cabinets

Under Cabinet Lighting

Level 2 Granite Countertops

Stainless Steel Appliances

Side by Side Fridge

Garbage Pull Out

Inverted Sink Base

Stepped and Staggered Cabinet Install

1 - 18" Pantry

Stainless Steel 60/40 Undermount Sink

Brushed Nickel Faucet with Built-In Sprayer

Garbage Disposal

Built-In Air Switch for Garbage Disposal

Brushed Nickel Hardware

Tile Backsplash

Optional Cabinets

36" Uppers Stepped and Staggered or 42" Straight Run

BATHROOMS:
All Wood Cabinets/Plywood Construction

Soft Close Hinges on Doors and Drawers

Porcelain Undermount Sinks

Brushed Nickel Hardware

Water Closet with Pocket Door in Master Bath

Elongated Toilets

3/8" Frameless Glass Shower Door for Walk-In Showers

Pebble Tile Floor in Shower

3/8" Barn Door Glass Slider in Guest Tub

Italian Glass Mosaic Listello and/or Waterfall in Shower

Built-In Shower Niche

Brushed Nickel Shower Head

Level 2 Granite Countertops

His and Her Sinks in Master Bath

BEDROOMS:
His and Her Walk in Closet in Master Bedroom with Wire Shelf

Large Closets in other 3 Bedrooms with Bi-Pass Doors with Wire Shelf

Brushed Nickel Hardware on Bi-Pass Doors

Brushed Nickel Lever Hardware on all Doors

TRAY CEILINGS:
Large Lighted Tray Ceiling with Crown Molding in Master Bedroom

Large Lighted Tray Ceiling with Crown Molding in Living Room

9'4" Tie Beam

Wood Studs 16" OC

SMART HOME:
16 Seer A/C with Full Returns and Honeywell Programable WiFi Thermostat (Alexa compatible)

Ring Doorbell

STANDARD SMART HOME DEVICES AND FEATURES
1) Ring Pro Video Doorbell

2) Honeywell Home Thermostat Wi-Fi Smart Color, 7 Day Programmable, Touch Screen, Energy Star, Alexa Ready

3) LiftMaster Garage Door Opener WiFi / SmartPhone Compatible

8' Interior Hollow Core Doors

5 ¼ Base Molding

3 ½ Case Molding

R30 Batt Insulation in Ceilings

R11 Batt Insulation in Wall Separating Garage from House

R7.1 Hard Board Insulation on all Exterior Walls

SHERWIN WILLIAMS PAINT COLORS:
2 Exterior Colors 1 Body 1 Trim

2 Interior Colors 1 Body 1 Accent

White Ceilings

White Semi-Gloss Trim

Ceiling Fans in All Rooms

Decora (Rocker) Light Switches Throughout

8' Insulated Fiberglass Double Front Door at Entry

MI Bronze Impact Single Hung Double Pane Low E Insulated Windows

1 Transom over Bedroom 4 Window

1 Pkt Slider in Great Room

1 Bypass Slider in Master and Guest

Interior Laundry Room
Wire Rack Above W/D

GARAGE:
3 Car Garage Including 8' Doors, ½ HP Openers, 3 Remotes and Wireless Keypad

Painted Interior Walls in Garage

Attic Access Staircase

40 Gal. Water Heater

EXTERIOR:
2 Columns in Front Entry

Stucco/Dash Brush Finish

Paver Driveway

Paver Entryway

Paver Deck/Lanai

Sentricon in Wall Pest Control with Exterior Bait Stations

LANDSCAPING:
Twenty Bushes - 3 Gallon Size

Three Oak Trees or Similar

Black Mulch

IRRIGATION:
Rainbird 4-Zone with Digital Timer and Rain Gauge

ROOF:
30 Yr. Warranted Architectural Shingle Roof

Vented Aluminum Soffit

6" Level Return

POOL (OPTIONAL):
Paver Pool Deck

Paver Coping Around Pool

12x24 Chlorine Pool (Salt $1500 Upgrade)

Decorative Pool Tile

4ft Sheer Decent Waterfall

4ft Sun Shelf with Double Bubbler

LED Pool Light

Mansard Picture Window Pool Cage