



Important Notice – New Construction Pricing: Please note that all pricing is subject to change based on current market conditions and the impact of ongoing tariffs on construction materials. Due to the volatility in supply costs, we encourage clients to confirm pricing at the time of the contract signing.

MARTINA MODEL: 4/2/2 – 2,073 LIVING AREA / 3,135 TOTAL SQ. FT.

➤ **CONSTRUCTION PRICE DOES NOT INCLUDE LOT**

- COST FOR ELECTRICAL POLES IF NEEDED IS PAID BY OWNER
- WELL CONNECTION UP TO 100 FEET IS INCLUDED. ANY ADDITIONAL FOOTAGE BEYOND 100 FEET WILL BE CHARGED AT \$30 PER FOOT.
- STANDARD CONNECTION TO COUNTY WATER & SEWER IS INCLUDED, BUT THE COST OF ANY MARION COUNTY UTILITIES EXTENSIONS ARE PAID BY OWNER.

PAYMENT SCHEDULE:

1. **\$60,000.00** – INITIAL DEPOSIT AT THE EXECUTION OF THIS CONTRACT.
 2. **40%** – APPROVED PERMITS, LOT CLEARING, BUILDING PAD, ROUGH PLUMBING, INSPECTION PASSED.
 3. **40%** – FOUNDATION, BLOCK WALLS, FRAMING, ROOF ASSEMBLY.
 4. **15%** – SHINGLE ROOF, WINDOWS, R-ELECTRIC, R-AC, 2nd PLUMBING, STUCCO, FINISHED DRYWALL.
 5. **5%** – AT THE COMPLETION OF CONSTRUCTION AND ONCE FINAL STRUCTURE INSPECTION.
- ❖ **BALANCE MUST BE PAID IN FULL IN ORDER TO RECEIVE THE CERTIFICATE OF OCCUPANCY.**

INCLUDED:

- PERMIT, PLANS, AND IMPACT FEES ARE COVERED (PLEASE NOTE THAT EDUCATIONAL IMPACT FEES INCREASED AS OF JULY 2024)
- INSTALLATION OF 12,000 SQUARE FEET OF SOD
- UP TO 22 TRUCKLOADS OF DIRT ARE INCLUDED. IF EXTRA DIRT IS NEEDED FOR PAD, DRIVEWAY, GRADING, OR SEPTIC SYSTEM, THE COST WILL BE THE RESPONSIBILITY OF THE OWNER. ANY ADDITIONAL TRUCKLOADS WILL BE CHARGED AT \$250 PER TRUCK.
- LOT CLEARING ALLOWANCE UP TO \$5,500; ANY ADDITIONAL COST WILL BE THE RESPONSIBILITY OF THE OWNER
- INCLUDES UP TO 60 FEET OF CONCRETE DRIVEWAY WITH CULVERT IF NEEDED; ADDITIONAL COST APPLIES FOR DRIVEWAY EXTENSIONS
- WATER-RESISTANT VINYL FLOORING THROUGHOUT THE ENTIRE HOME, WITH A CHOICE OF FOUR-COLOR OPTIONS
- BOARD AND BATTEN DETAIL ON THE FRONT ELEVATION OF THE HOME
- CHOICE OF GRANITE COUNTERTOPS (LIMITED COLOR SELECTION) OR TWO QUARTZ OPTIONS.
- KITCHEN CABINETS INCLUDE HARDWARE AND 42" UPPER WALL CABINETS, WITH A CHOICE OF THREE STYLES
- FARMHOUSE-STYLE VANITY CABINETS IN THE BATHROOMS, WITH TWO COLOR OPTIONS AVAILABLE
- EXTERIOR COLOR SELECTION: INCLUDES YOUR CHOICE OF ONE COLOR FOR EXTERIOR WALLS, ONE COLOR FOR THE DOORS, AND ONE COLOR FOR THE SOFFIT
- INTERIOR WALLS PAINTED FLAT WHITE
- INTERIOR DOORS AND TRIM PAINTED SEMIGLOSS WHITE

AGENT NAME: _____ CLIENT INITIALS: _____ DATE: ____/____/____ PID# _____



- PREMIUM 8' LOGAN SHAKER-STYLE INTERIOR DOORS
- FARMHOUSE-STYLE SQUARE TRIM THROUGHOUT THE HOME
- MASTER SHOWER AND GUEST BATHROOM TUB AREA TILED WITH AN ALLOWANCE OF UP TO \$5.30 PER SQUARE FOOT; MAXIMUM OF TWO TILE SELECTIONS, NO CUSTOM DESIGNS INCLUDED
- PREMIUM FRAMELESS MALTER SHOWER DOOR
- APPLIANCE ALLOWANCE UP TO \$3,500 (INCLUDES DRAWER MICROWAVE)
- STANDARD WIRE SHELVING INSTALLED IN ALL CLOSETS AND PANTRIES
- MIRRORS AND VANITY LIGHTS INSTALLED IN BOTH MASTER AND HALL BATHROOMS
- CONTRACTOR GRADE SIMONTON SINGLE HUNG WHITE DUAL PANE WINDOWS, SIZES AS SPECIFIED IN THE APPROVED PLANS
- 8' FRENCH DOOR LEADING TO THE LANAI AREA.
- 8' FRENCH FRONT ENTRY DOOR.
- ARCHITECTURAL SHINGLE ROOF INCLUDED WITH METAL ROOF ACCENT OVER THE FRONT PORCH; BUYER MAY CHOOSE THE COLOR.
- NITROGEN-REDUCING SEPTIC TANK OR ALTERNATIVE TREATMENT UNIT (ATU) INCLUDED.
- 3.5-TON HVAC SYSTEM INSTALLED, SEER2 RATED FOR EFFICIENCY.
- 45-GALLON WATER HEATER AND 200-AMP ELECTRICAL PANEL INCLUDED.
- RECESSED LIGHTING INSTALLED THROUGHOUT THE HOUSE. ONE-STANDARD TRIM STYLE IS USED; IF UNAVAILABLE, A SIMILAR OPTION WILL BE SELECTED. CHOICE OF \$2,000 CREDIT TO BUY YOUR OWN FIXTURES, THEY NEED TO BE AVAILABLE IN TOTAL AT TIME REQUESTED.
- FIVE INTERIOR CEILING FANS: ONE EACH IN THE MASTER BEDROOM, LIVING ROOM, AND BEDROOMS 1, 2, AND 3.
- EXTERIOR LIGHTING PACKAGE INCLUDES TWO GARAGE WALL LIGHTS, ONE FRONT ENTRY LIGHT, TWO CEILING FANS IN THE FRONT PORCH, TWO CEILING FANS LANAI, TWO COLUMN-MOUNTED LIGHTS & 3 FLOOD LIGHTS.
- CEDAR-WRAPPED FRONT PORCH COLUMNS AND HEADER FOR A PREMIUM CURB APPEAL FINISH
- TONGUE-AND-GROOVE WOOD CEILING INSTALLED IN THE FRONT PORCH AREA
- 12'8" X 22'8" COVERED LANAI WITH TWO CEILING FANS INCLUDED (NOT SCREENED OR ENCLOSED)
- POT FILLER
- RANGE HOOD VENT WITH DECORATION

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