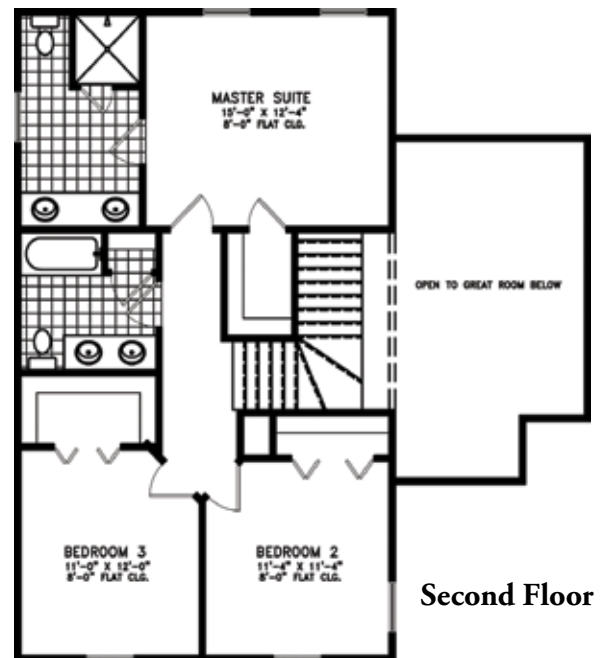
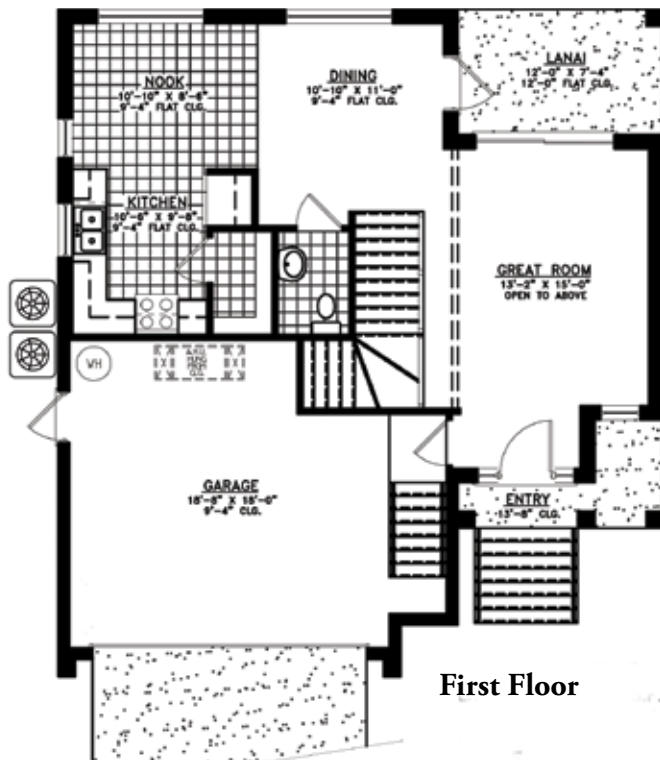
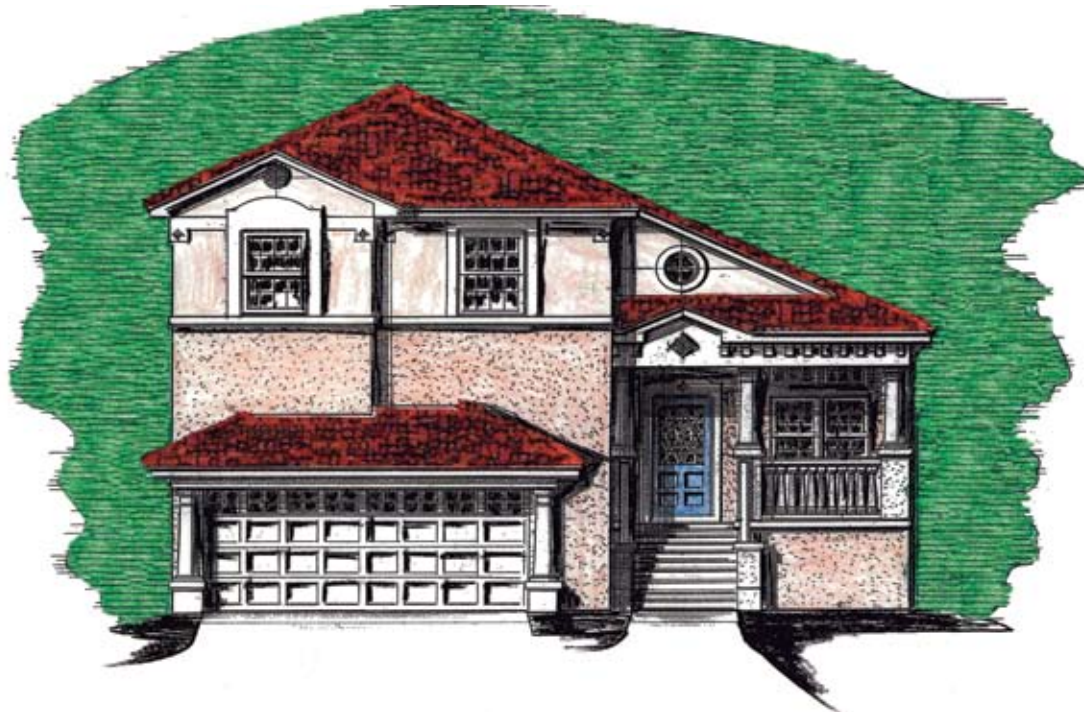


# Cobia



**Square Footage:**

- 1st Living 713 S.F.
- 2nd Living 887 S.F.
- Entry 47 S.F.
- Garage 394 S.F.
- Lanai 88 S.F.
- Total 2,129 S.F.

**Cobia:** a home with 3 bedrooms, 2 ½ bathrooms, a formal dining and a 2 car garage, with a total square footage of 1,600 for the living area.

# Cobia

## The Tradewinds Specifications Sheet

### • **Warranties, Permits & Services**

- Local building permits included
- Impact fee allowance of \$7,500
- Utility connection fee allowance of \$1,500
- Guaranteed completion date

### • **Interior Features**

- Volume Ceilings – per plan
- Ceramic tile foyer
- Plant shelves – per plan
- Ceramic tile in Kitchen & Baths
- Carpeting throughout in your choice of decorator colors
- Rocker electrical wall switches
- Six panel interior doors and bi-fold closet doors
- Silver interior lever hardware
- One coat primer and one coat of vinyl latex paint on interior walls
- Colonial painted trim
- 36" high vanity tops in all bathrooms
- Makeup strips above bathroom mirrors
- Telephone, TV & Fan pre wire in gathering room and all bedrooms
- Pre wire for garage door opener
- Two attic access
- Marble window sills
- Abundant closet space with ventilated shelving

### • **Safety, Energy & Economy**

- Ridge vents for attic area
- Smoke detectors
- R-30 insulation in living area
- Fully insulated ¾" panels on exterior walls
- Energy efficient instant water gas heater
- Energy efficient central heat & air conditioning
- Dead bolt on exterior doors
- Fully insulated interior walls
- Plumbing & Fixtures

- Continuous pvc water lines under slab
- One exterior hose bib
- Delta faucets
- Briggs elongated water closet

### • **Structural & Exterior Features**

- Masonry block construction with steel reinforcement
- Poly- visqueen moisture barrier under slab
- Poured concrete corners and lintels reinforced with steel Clay roof Tile
- Aluminum 6" fascia & soffit
- 5000 SqFt Argentina Bahia sod
- Landscape package
- Stucco finish over concrete block
- Stucco trim around windows
- Two coats of exterior grade vinyl latex paint
- Steel 6 panel front door
- Termite soil protection guarantee
- Front and/ or back porch – per plan
- Two coach lights
- Single pane, double hung windows
- Professionally engineered to withstand 110 mph winds per code

### • **Gourmet Kitchen**

- Choice of cabinets with granite counters
- Generous counter space and ample drawers
- Extra large pantry – per plan
- Eat-In kitchen – per plan
- Self-Clean range – range hood with light & fan
- Exterior exhaust
- Low noise, Energy saver dish washer
- Garbage disposal
- Stainless steel kitchen sink
- Delta faucet with sprayer
- Built-in connection for washer & 220 outlet for dryer, vented to outside

**At TradeWinds we accommodate the personal tastes and styles of our residents. Therefore, your home can be furnished and finished to satisfy your personal likings.**

TradeWinds