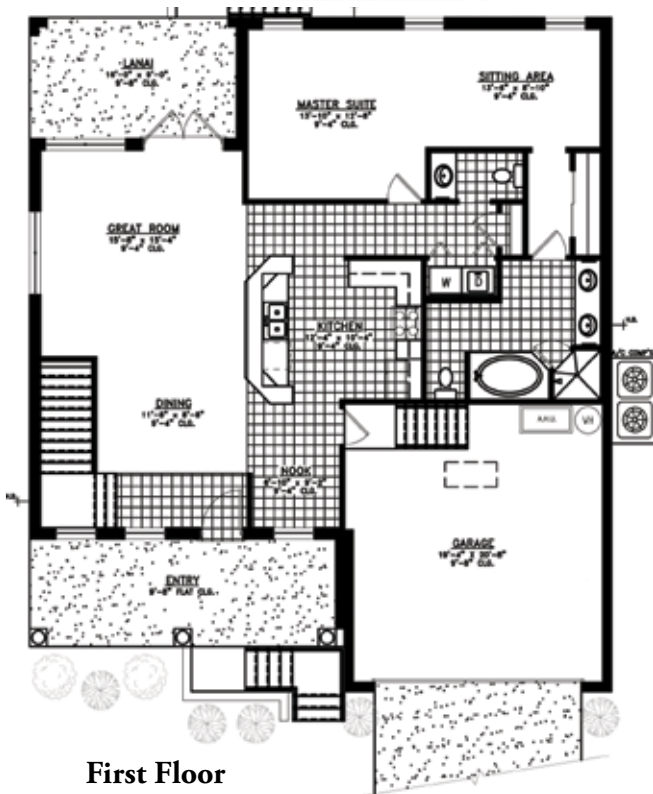
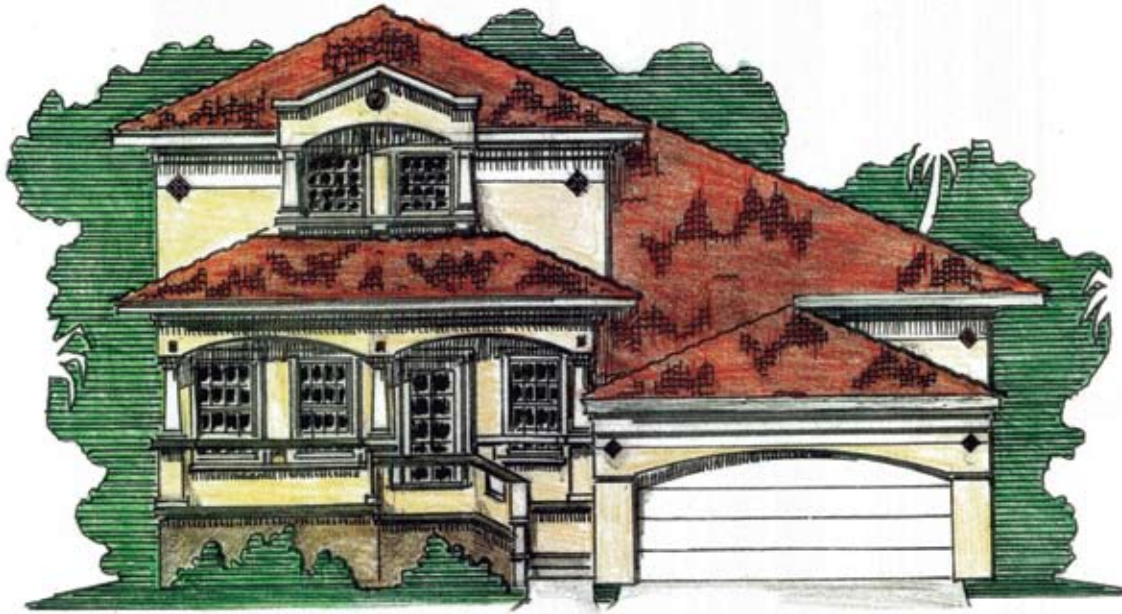
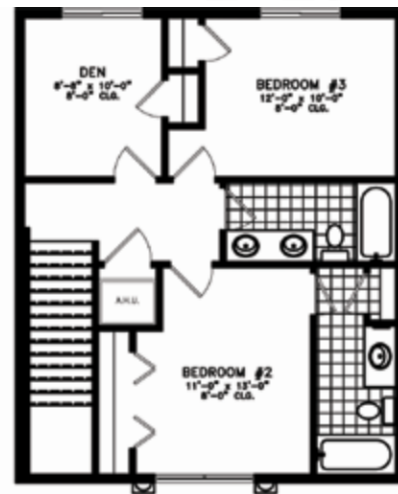


Manatee



First Floor



Second Floor

Square Footage:

- 1st Living 1,390 S.F.
- 2nd Living 772 S.F.
- Entry 195 S.F.
- Garage 441 S.F.
- Lanai 144 S.F.
- Total 2,942 S.F.

Manatee: a home with 3 bedrooms plus a den, 3 ½ bathrooms, a formal dining and a 2 car garage, with a total square footage of 2,110 for the living area.

Manatee

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