

Main Office  
Kate and Garage Model  
2338 W. Dunnellon Rd.  
Dunnellon, FL 3443



# Community Builders, Inc.

## Homes • Pools • Garages

CGC-1504854

CPC-1458359

CRC-1328766

Office (352) 522-1046  
(352) 522-1047  
(352) 489-3178



### Kate Standard Features

#### SITE WORK

Building and Health Permits  
Survey Allowance  
5,000sq ft sod  
Clearing and Filling Allowance/Pad prep

#### PLUMBING

Non corrosive Plumbing Lines  
50 gal Hot Water Heater  
2 Hose Bibs  
Approved PVC waste lines and fittings  
Shut of valves under all sinks and toilets  
Delta SS finish faucets in tub/shower valves  
Under mount sinks in baths  
Stainless steel sink in kitchen  
Ice maker line  
Kohler tub with tile to ceiling  
Tile in master walk in shower  
Washer & Dryer hook up  
Elongated toilets  
Standard septic tank & installation

#### STRUCTURAL

3000 PSI steel reinforced fiber mesh monolithic slab  
Concrete poured footers with steel reinforcing  
Moisture barrier non-toxic and termite treatment  
8" concrete block wall  
Steel Reinforced corners including shear walls with Concrete  
Blocks poured solid  
Engineered roof trusses 24" on center

#### INTERIOR FRAMING

Partition walls 2x4 studs installed 16" on center  
Pressure treated lumber where wood touches masonry  
Borate treated interior walls 3" high  
Cathedral ceiling in main area  
Wood backing for Drapery Rods

#### ROOF

30 year dimensional fiberglass shingles  
Aluminum Fascia and soffit  
OSB with Radiant Barrier

#### WINDOWS AND DOORS

Energy saving Low E insulated windows and screens  
Low E insulated 6' sliding glass door  
Insulated Fiberglass entry door with dead bolt  
Metal overhead garage door

#### EXTERIOR & PAINTING

Exterior walls stucco and painted with 2 coats of Satin finish paint  
Painted interior walls eggshell finish  
Colonial painted grade trim, baseboard, and doors

#### INTERIOR

1/2' drywall with lace texture  
Ceiling 1/2" with drywall lace texture  
Marble window sills  
Towel bars  
Vinyl coated ventilated shelving

#### FLOORING

Stain resistant carpeting in Bedrooms  
Dining, Living, Kitchen & Baths - LVT with Pad

#### INSULATION

R30 Batts over living area  
Poly-cell foam around all windows and exterior doors  
3/4" reflective insulation board on conditioned walls

#### ELECTRICAL

200 amp breaker service panel  
Copper wiring  
2 TV jacks & 2 phone jacks  
2 exterior 110 volt GFI outlets(4 with pool)  
Door chime  
Wired smoke alarms with battery backup  
Light Fixture Allowance  
Electrical for well up to 30'(if applicable)  
Deco silent switches

#### AIR CONDITIONING

Energy efficient heat pump  
Dryer vent/Insulated Duct work  
Central Heat & Air

#### COUNTERTOPS

Standard level granite with under mount sinks

#### CABINETS (Choice of color & style)

Solid wood cabinets with crown molding  
Dovetail drawers & soft close doors & drawers  
Medicine cabinets in each bath

#### APPLIANCE ALLOWANCE

Self clean smooth top range with Range hood vented outside  
Refrigerator/Dishwasher

#### DRIVEWAY

35' x width of garage door concrete with fiber mesh driveway/to  
include county required apron

#### NOT INCLUDED IN PRICE

Land, Impact Fees, Water Supply, Culvert (if needed)  
Opposite end electric p

### Commercial & Residential Construction

CGC-1504854 • CPC-1458359 • CRC - 1328766

Licensed & Insured

Family Owned and Operated

WEBSITE: [www.CommunityBuildersFL.com](http://www.CommunityBuildersFL.com)

\* Prices subject to change without notice. Specification and elevation may vary due to building codes.