

The Brewster



TOWNSLEY
— CONSTRUCTION —

SPACIOUS FAMILY HOME WITH EXCEPTIONAL GARAGE SPACE



Customizable to fit your
needs and budget!

Rendering of floor plan does
not supersede dimensioned
plan on next page

INCLUSIONS

- \$7,500 included for site preparation
- \$3,300 included for appliances
- \$2,200 included for light fixture allowance
- Permit and impact fees included
- Septic system included
- Connection to municipal water

FEATURES

- Spacious, Open-Concept Floor Plan
- Split Bedroom Layout for Privacy
- Covered Front Entry and Large Covered Rear Lanai
- Massive garage space
- Office/Study
- 10' Ceilings

ESTIMATED BUDGET
\$499,827 - \$575,000
(TURNKEY)

2,658 SQ FT LIVING SPACE

 **3 BEDROOMS**

 **3 BATHROOMS**

 **3.5 CAR GARAGE**

SPLIT, OPEN FLOOR PLAN

TOTAL UNDER ROOF
4,988 SQ FT



STRUCTURAL

- Concrete block construction with stucco & stone exterior finish per plan
- Hurricane clips & straps for strength
- 3,000 PSI fiber mesh concrete monolithic slab and foundation with reinforcement
- Engineered trusses and system

INTERIOR

- Ventilated wire shelving
- 3 Choices of door types
- Tile in common areas, stain resistant carpet in bedrooms and closets
- Orange peel walls, knockdown ceilings and rounded corners in most areas

EXTERIOR

- 2 Exterior hose bibs & 2 WP GFI outlets
- 30 year architectural shingles
- Septic and water connection included
- Site preparation allowance - \$7,500
- Permits & Impact fees included
- 700 SF of Drive/Sidewalk and 1 load of sod for landscape

ENERGY SAVING FEATURES

- High efficiency HVAC w/ 10 year functional parts warranty
- R-38 attic insulation
- 200 amp electrical service
- 40 gallon water heater
- Vinyl windows with insulated, low E (white)

KITCHEN

- Stainless sink with brushed nickel or chrome faucets
- Garbage disposal
- All wood cabinets
- Granite or Quartz Level 1 counter tops
- Ice maker line

BATH FEATURES

- Full length vanity mirrors
- All wood cabinets
- White oval or rectangular sinks with brushed nickel or chrome faucets



Standard
Quality Features



SCAN ME

Pricing, features, terms of availability, and amenities are subject to change