

The Hamblin



TOWNSELEY
CONSTRUCTION

MODERN FARMHOUSE WITH A CLEAN, UPSCALE LOOK



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

- Open Concept Floor Plan
- Optional Tray or Cathedral Ceiling in Great Room
- Split Bedroom Layout for Privacy
- Flex Space for Home Office or Butler's Pantry
- Covered Front Entry and Rear Lanai
- 8' Ceilings

ESTIMATED BUDGET

\$298,827-\$351,250

(TURNKEY)

1,832 SQ FT LIVING SPACE

 **3 BEDROOMS**

 **2 BATHROOMS**

 **2 CAR GARAGE**

SPLIT, OPEN FLOOR PLAN

TOTAL UNDER ROOF
2,601 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

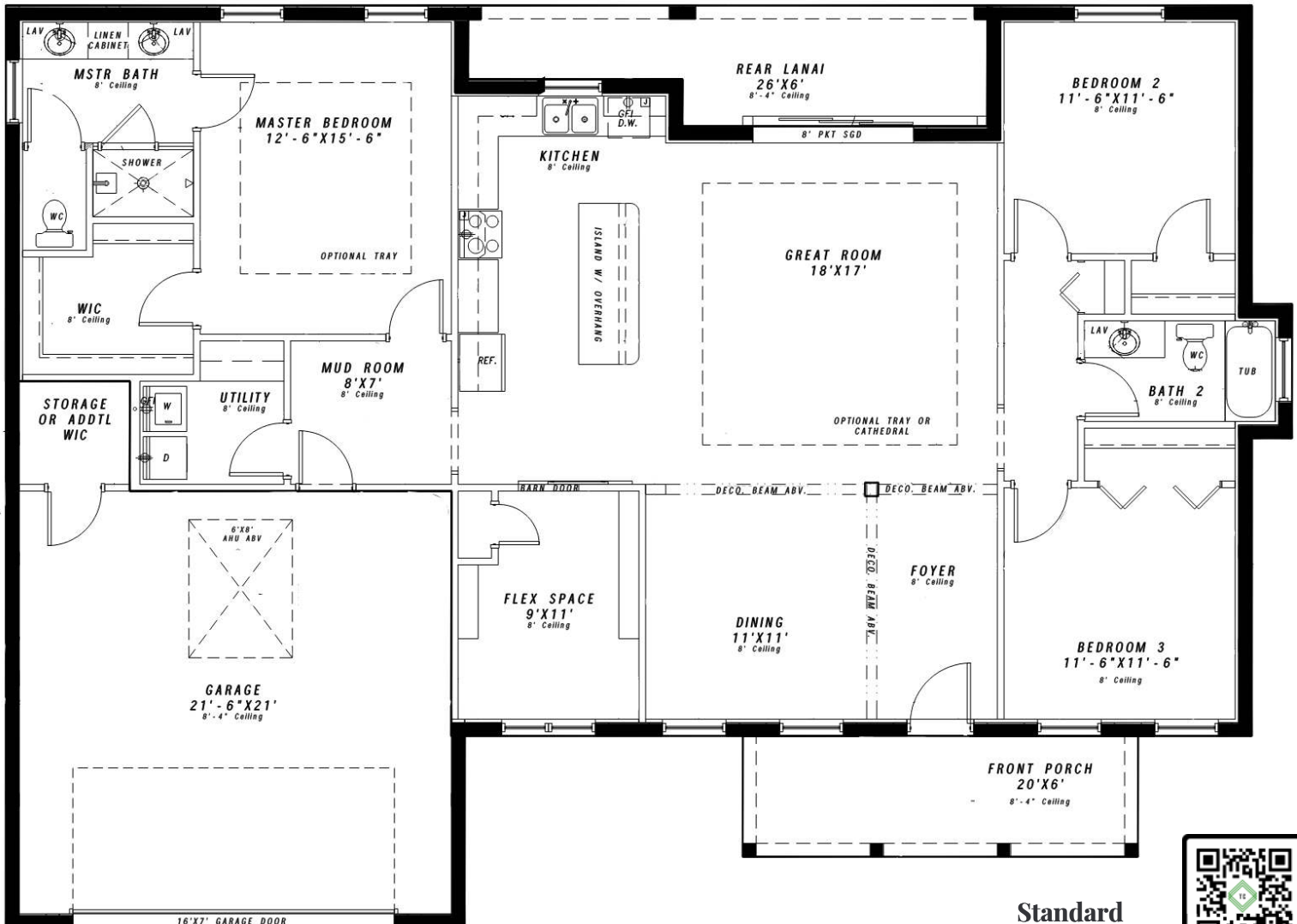
- High efficiency HVAC w/ 10 year functional parts warranty
- R-38 attic insulation
- 200 amp electrical service
- 40 gallon water heater
- Vinyl windows with insulated, low E (white)

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

The Hamblin II



TOWNSELEY
CONSTRUCTION

MODERN FARMHOUSE WITH A CLEAN, UPSCALE LOOK



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

- Open Concept Floor Plan
- Optional Tray or Cathedral Ceiling in Great Room
- Split Bedroom Layout for Privacy
- Flex Space for Home Office or Butler's Pantry
- Covered Front Entry and Rear Lanai
- 8' Ceilings

ESTIMATED BUDGET
\$325,877 - \$358,670
(TURNKEY)

1,972 SQ FT LIVING SPACE

 **3 BEDROOMS**

 **2 BATHROOMS**

 **2 CAR GARAGE**

SPLIT, OPEN FLOOR PLAN

TOTAL UNDER ROOF
2,759 SQ FT



The Hamblin II

TownseleyConstruction.com

352.270.1199

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

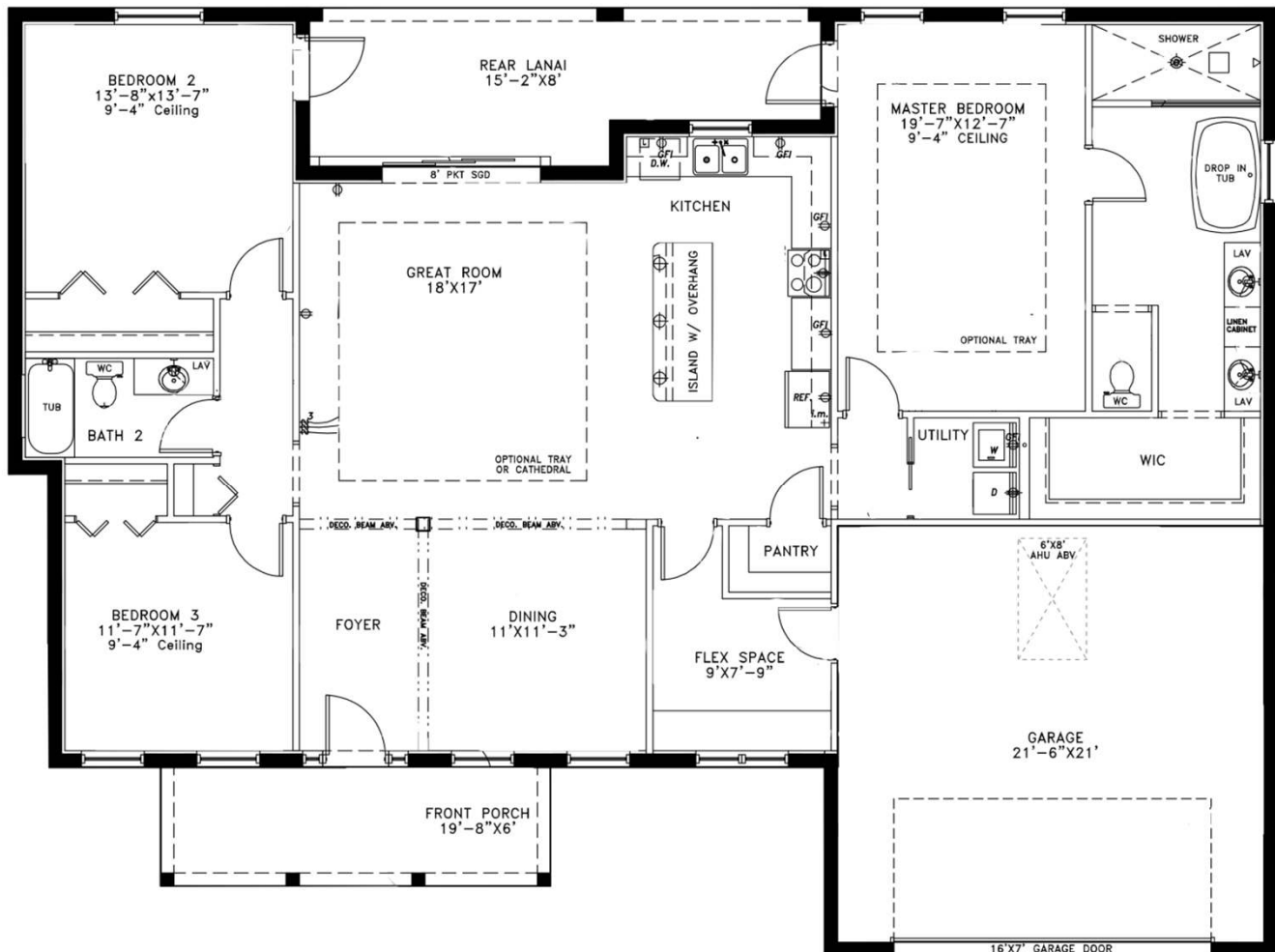
- High efficiency HVAC w/ 10 year functional parts warranty
- R-38 attic insulation
- 200 amp electrical service
- 40 gallon water heater
- Vinyl windows with insulated, low E (white)

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

The Hamblin III



TOWNESLEY
CONSTRUCTION

MODERN FARMHOUSE WITH A CLEAN, UPSCALE LOOK



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

- Open Concept Floor Plan
- Optional Tray or Cathedral Ceiling in Great Room
- Split Bedroom Layout for Privacy
- Flex Space for Home Office or Butler's Pantry
- Covered Front Entry and Rear Lanai
- 8' Ceilings

ESTIMATED BUDGET
\$374,955 - \$393,900
(TURNKEY)

2,240 SQ FT LIVING SPACE

 **3 BEDROOMS**

 **3 BATHROOMS**

 **2 CAR GARAGE**

SPLIT, OPEN FLOOR PLAN

TOTAL UNDER ROOF
3,030 SQ FT



The Hamblin III

TownesleyConstruction.com
352.270.1199

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

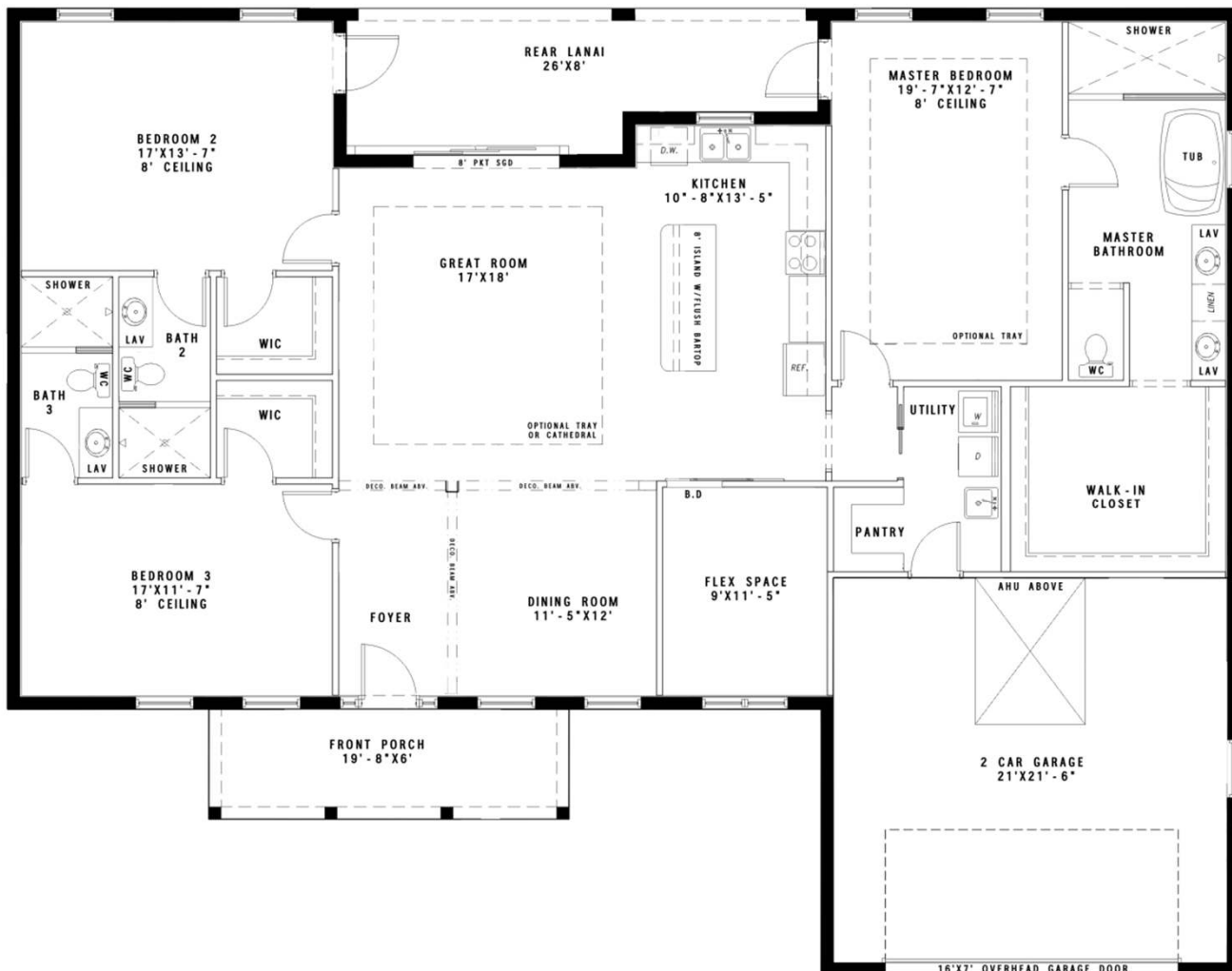
- High efficiency HVAC w/ 10 year functional parts warranty
- R-38 attic insulation
- 200 amp electrical service
- 40 gallon water heater
- Vinyl windows with insulated, low E (white)

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



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

