

The Wyrick



TOWNESLEY
CONSTRUCTION

LUXURIOUS HOME WITH A REFINED, CLASSY CURB APPEAL



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

- Large Jacuzzi in Master Bathroom
- Covered Rear Lanai
- Versatile Flex Space
- 2 Master Walk-In Closets
- Breakfast/Dining Nook
- Optional Tray Ceiling in Master Bedroom and Great Room

ESTIMATED BUDGET

\$418,715 - \$525,000

(TURNKEY)

2,483 SQ FT LIVING SPACE

 **3 BEDROOMS**

 **2 BATHROOMS**

 **2 CAR GARAGE**

SPLIT, OPEN FLOOR PLAN

**TOTAL UNDER ROOF
3,516 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

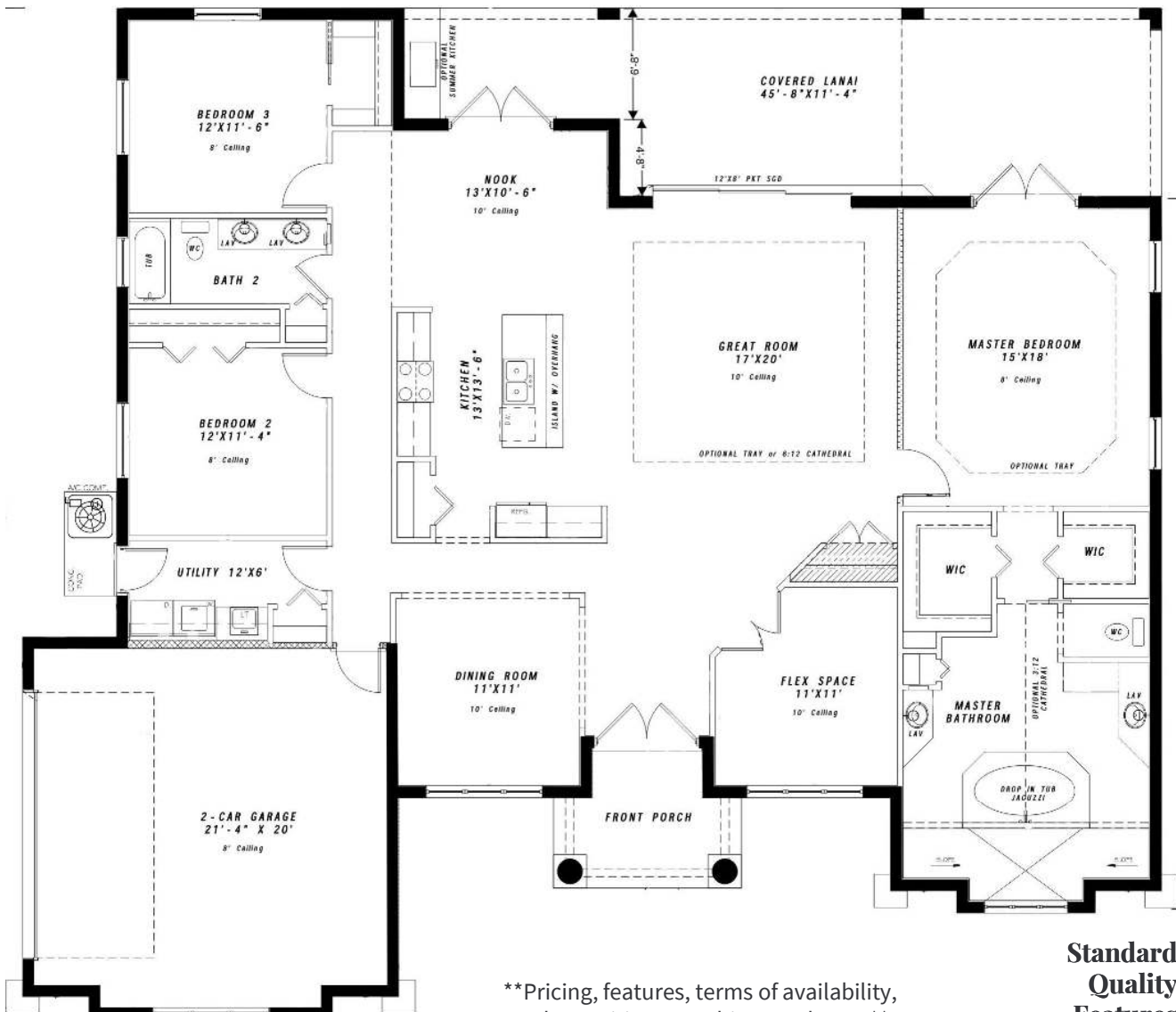
- High efficiency HVAC w/ 10 year functional parts warranty
- R-38 attic insulation
- 200 amp electrical service
- 40 gallon water heater
- Vinyl windows with insulated, low E (white)

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



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

Standard
Quality
Features



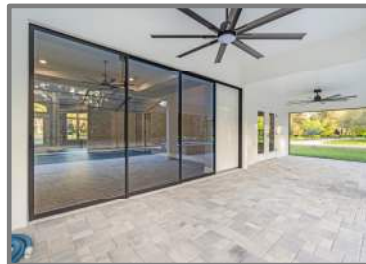
SCAN ME

The Wyrick II



TOWNESLEY
CONSTRUCTION

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FEATURES

- Large Jacuzzi in Master Bathroom
- Covered Front Entry and Rear Lanai
- Versatile Flex Space
- 2 Master Walk-In Closets
- Breakfast/Dining Nook
- Butler's Pantry

ESTIMATED BUDGET
\$449,875 – \$560,660

(TURNKEY)

2,655 SQ FT LIVING SPACE

 **4 BEDROOMS**

 **3 BATHROOMS**

 **3 CAR GARAGE**

SPLIT, OPEN FLOOR PLAN

TOTAL UNDER ROOF
3,949 SQ FT



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The Wyrick II

TownesleyConstruction.com
352.270.1199

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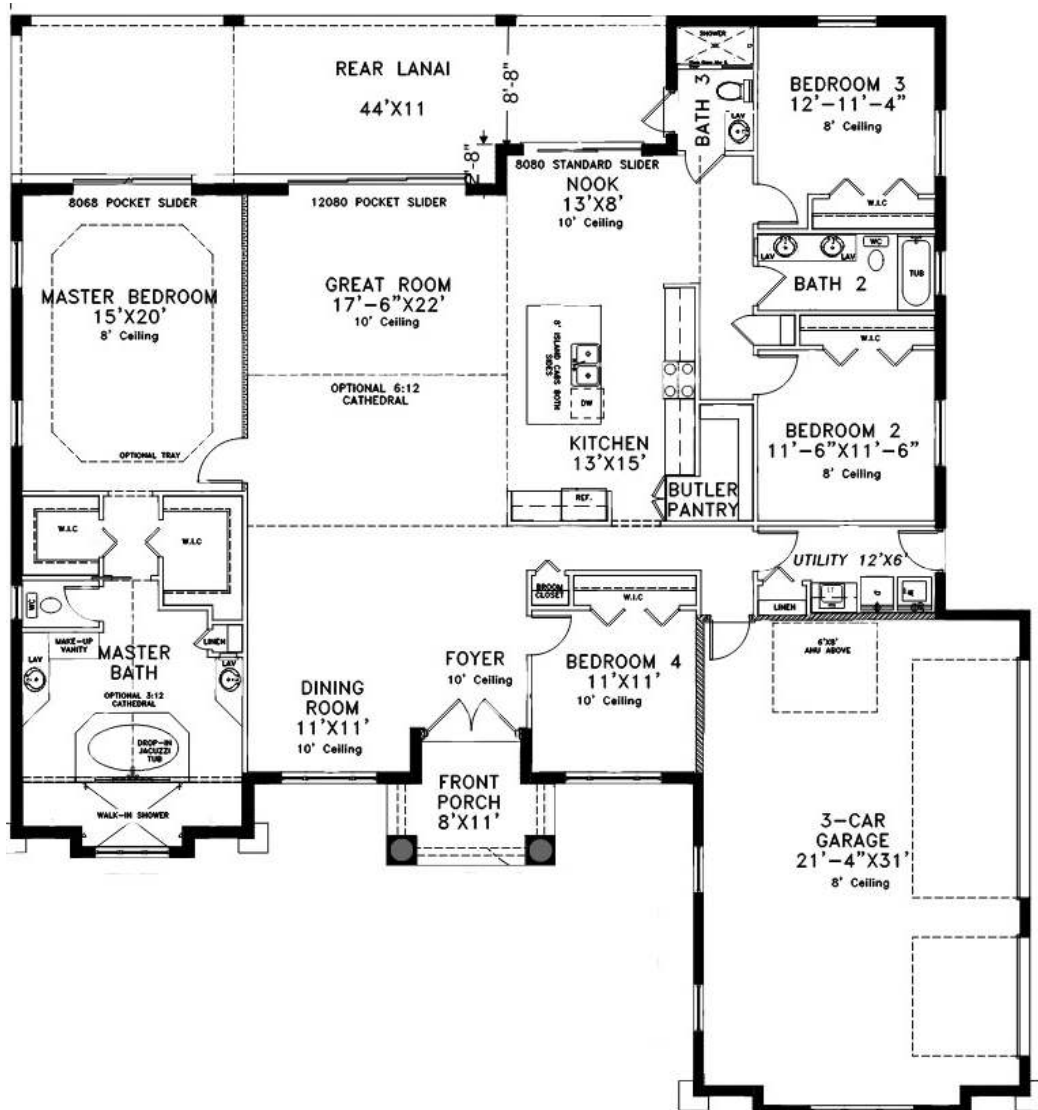
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Standard
Quality Features



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