



RON SCHMITT CONSTRUCTION, INC.

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State License # CRC 057624

THE BEL-AIRE MODEL II

Base Price: \$299,000

* Price Subject to Change

CONSTRUCTION SPECIFICATIONS

- All homes built to 2010 building code
- Impact windows and doors
- CBS construction with textured stucco finish
- Steel reinforced concrete footings
- 2 course stem wall and fill
- Vapor barrier under 4" reinforced concrete slab
- Pre-cast concrete exterior window sills
- 8 x 16 steel reinforced tie beam
- Engineered roof truss system with 5/12 pitch
- 2 x 4 wood frame interior walls @ 16" on center
- Bora-Care termite protection
- 10' flat ceilings with step up coffers in great room
- Lanai under truss
- Dimensional 30 Year Roof Shingle with choice of color
- Aluminum vented soffit and fascia

ELECTRICAL

- 200-amp service
- 4 T.V. outlets with coaxial cable
- 2 pre-wired telephone outlets
- Smoke detectors as required
- Decorative rocker style light switches
- All recessed lights and fluorescents as per print
- Lighting and ceiling fan package
- 2 exterior GFI outlets

KITCHEN

- Wood raised panel cabinet's w/crown molding
- Granite counter tops with under mount sink
- Stainless steel double bowl sink
- Moen faucet with pull out spray
- Ice maker line with shut off valve
- Garbage disposal
- Appliance package per plan with washer and dryer

BATHROOMS

- Ceramic tile tub/ shower per plan
- Soaking tub with tile surround and deck per plan
- Granite vanity tops with under mount sinks
- Moen faucets
- Comfort height elongated toilets
- 36" high wood raised panel vanities

ENERGY EFFICIENT FEATURES

- High efficiency air conditioning system
- 50-gallon energy efficient water heater
- R-30 batt Insulation over living area
- R-5 exterior wall insulation
- R-13 batt wall insulation between house and garage

FINISHING TOUCHES

- Divided lite windows on front elevation
- Marble interior window sills
- Skip trowel drywall finish
- Raised panel interior doors
- 2 ¼ door casing and 5 ¼" base molding
- Crown molding per plan
- Ceramic tile and carpet as per plan
- Fiberglass drop in laundry tub with standard faucet
- Ventilated shelving in all closets
- Exterior hose bibs per plan
- Upgraded landscape and sod package for 80x125 lot
- Automatic sprinkler system with timer
- Automatic garage door opener with 3 remotes
- Concrete driveway and walk as per plans
- Rain gutters over front elevation and over garage

Prices based on an 80 x 125 Cape Coral lot serviced by city water and sewer.

Impact fees, building permits, surveys, and builders risk insurance are included. All prices subject to change without notice.
