



Construction Highlights

- 2" x 6" Exterior wall construction
- Engineered roof trusses
- Crawl space standard, optional basement on all homes
- First & second floor engineered floor trusses
- 3/4" Advantech tongue and groove subflooring
- 1/2" OSB wall and roof sheathing
- Tyvek® house-wrap
- Pella 250 series vinyl windows with low-E glass and integrated window grills
- Architectural asphalt shingles with 25-year manufacturer's warranty
- 9' First and second floor ceilings (per plan)
- All drywall screwed into place
- 200 AMP electrical service
- Garage walls and ceilings drywalled
- Basement stairwell drywalled (per plan)
- Progress® light fixture package or lighting allowance available

Energy Efficiency

- Framing Air-Sealing Package Included
- R-19 Wall and R-38 roof insulation in home
- R-13 Wall and R-30 roof insulation in detached garage
- Carrier Natural Gas-Fired 95% High Efficiency Furnace
- Carrier 16 SEER Central Air Conditioner
- 24/7 Fresh Air Ventilation - Energy Recovery Ventilator
- Energy star water heater
- Programmable Thermostat

Details That Matter

- Sherwin Williams® paint
- Doorbell with chime
- Pre-wired for phone and cable TV
- Door levers by schlage
- Security dead olt locks by schlage
- Ventilated closet shelving
- Garage door opener

Designer Flooring

- Vinyl plank flooring in entry, living, dining, and kitchen areas
- Vinyl plank flooring in owner's suite
- Vinyl plank flooring in all baths (except owner's bath)
- Ceramic tile flooring in owner's bath
- Carpeted stairs to second floor
- Carpeted second floor hallway and bedrooms (except baths)

Magnificent Kitchens

- Semi-custom cabinets in wide choice of paint & stain finishes
- Granite countertops in an array of decorator colors
- Stainless steel double bowl sink with garbage disposal
- Whirlpool® stainless steel 30" gas range
- Whirlpool® stainless steel dishwasher
- Ventilation above range, tied to outside
- Panasonic® microwave
- Fixtures by Delta
- Water line for ice maker

Elegant Baths

- Vinyl plank flooring (except owner's bath)
- Ceramic tile flooring in owner's bath
- Granite countertops with white undermount sinks
- Acrylic shower base and ceramic tile walls in owner's bath
- Fiberglass bath tubs with fiberglass surrounds (per plan)
- Elongated Sterling® toilets in all baths
- Sterling® pedestal sink in powder room
- Mirror and accessories allowance
- Framed shower door in owner's bath

Great Outdoors

- 2 Frost resistant water spigots
- Concrete driveway
- Damp-proof electrical ground fault breaker
- Sodded front yard
- Seed and matted side and back yards
- Front yard landscape package

You Are Involved in the Building Process

- Detailed Quality Inspection Process
- Pre-Construction Orientation
- Pre-Drywall Orientation
- First home buyer orientation 5-7 days prior to settlement to ensure all work is complete

Guaranteed Peace of Mind

- 1 Year material and workmanship warranty
- 10 Year major structural warranty
- 2 Year mechanical warranty
- Name brand manufacturers warranties





PORT PLACE

Price List

Floor Plan	Bed/Bath/ Garage	Conditioned Sq. Ft.	Elevation	Sale Price
Firefly	2/2/2	1,195	A	\$289,990
Norton Duplex	2/2.5/2.5	1,470	A	\$299,990
Susie	2/2.5/2	1,375	A	\$309,990
Putnam	3/2.5/2	1,583	A	\$319,990
Bluestem	3/2.5/2	1,848	A	\$329,990
River's Edge	3/2.5/2	1,920	A	\$339,990
Harper	3/3.5/2	2,011	A	\$349,990
Driftwood	3/2.5/2	2,020	A	\$339,990
Douglas	3/2.5/2	2,090	A	\$339,990
Primrose	3/2.5/2	1,948	A	\$359,990
Willow Spring	3/2.5/2.5	1,738	A	\$394,990



The prices of our homes, included features, and available locations are subject to change without notice. Please see the actual home purchase agreement for additional information, disclosures and disclaimers relating to the home and its features. Stated dimensions and square footages are approximate and should not be used as representation of the home's precise or actual size. See a Cedar Key Development or Heritage Harbor Associate for further details.