

9-15-2020

## DISCOVER LINE

### Structural Features

- Architectural Plans
- Surveys & soil compaction/density test
- Termite pre-treat with 1 year renewable termite bond treatment
- Monolithic slabs are poured with 3000 psi concrete with fiber mesh & a 6 mil visqueen vapor barrier, footings are reinforced with #5 rebar
- 18' wide concrete driveway and up. Plan specific, 3' sidewalks at front entry with a recessed rain stop at the threshold of the garage door
- Concrete block walls are reinforced with 3000 psi concrete & #5 rebar
- Structurally engineered truss system
- Attic storage with 22" pull down, stairs at garage
- 16" overhang with 6" fascia at perimeter of home with 12" overhang at gables. Plan specific
- Interior studs are 16" on center
- Engineered anchoring system provided at all bearing partitions
- [Insulated](#) steel reinforced garage door opener & 2 remotes

### Exterior Features

- Algae resistant dimensional roof shingles with synthetic underlayment
- Grid pattern on front elevation windows
- Cementitious textured walls with decorative banding
- 2 Coats of high quality 100% acrylic satin paint for low maintenance
- [Stained front & rear porches](#)
- [Epoxy garage floor](#)
- 3 Exterior hose bibs per plan
- 3 Weatherproof GFI outlets per plan
- Clearing, grading and up to 30 loads of fill dirt with good bore test up to 10,000 sq. ft. lot
- [Floritam/St. Augustine sod](#) to cover cleared homesite up to 8000 sqft
- [5 Zone Irrigation](#)
- Landscape package per plan with natural mulch and up to 4 code trees
- 6" Aluminum fascia with ventilated vinyl soffits
- [Home Connect electronic deadbolt at front entry](#)
- [Coach lights](#)

### Interior Features

- Knockdown ceiling finish with orange peel walls and square corners
- [2-Tone/Color](#) high quality paint scheme at ceiling, walls & trim
- Up to 20" tile or luxury vinyl plank flooring [throughout entire house](#)
- [2 Panel square top](#) - smooth 6'8" hollow core doors / No Bi-folds
- [1x6 base board, 1x4 casing around all doors](#)
- [1x6 and 1x4 Crown Molding at foyer, main living areas, kitchen & master bed](#)
- Kwikset satin nickel lever handles & hinges
- Kwikset satin nickel front door lockset
- Ventilating vinyl coated closet shelving, [total slide at clothing closets](#)
- Washer hook-up with emergency shut off valve / Vented Dryer
- 200-amp electrical service
- Smoke and Carbon Monoxide detectors
- Decora designer rocker switches
- [Under cabinet lighting at kitchen upper cabinets](#)
- [3 Pendant lights on single switch over kitchen island](#)
- Fan/light pre-wires in all bedrooms & family room
- Phone outlets at bedrooms, family room/living and kitchen
- Cable outlets at bedrooms, & family/living
- [Structured wiring panel at master closet](#)
- Switched outlet in all bedrooms
- LED recessed can lights per plan
- 1 USB outlet at kitchen
- Designer lighting package

- [Alarm System](#)
- [Fan light package at bedrooms, great room](#)
- Solid Surface window sills

### Energy Saving Features

- [R-20 Open cell foam](#) insulation at attic over conditioned space
- [Block Walls / Core fill foam with Foil](#)
- Insulated Vinyl LOE single hung windows with screens on operable windows and Aluminum Sliders per plan
- Fiberglass front door with [LOE insulated clear glass insert](#) & sidelight(s) per plan
- High efficiency [16 SEER](#) heat pump with air handler
- Digital Thermostat w/WIFI
- Ducted air returns in all bedrooms & walk-in closets per plan
- [Hybrid](#) Hot Water Heater
- Comfort height, elongated water efficient commodes

### Kitchen Features

- [Level V 42" Upper cabinets](#) at kitchen per plan
- [Cabinet crown molding](#)
- [Dovetail drawers](#)
- [Soft close doors & drawers](#)
- [Light rail](#)
- [Double waste basket](#)
- [Refrigerator end panel](#) / per plan
- [Cabinet hardware / pulls and knobs](#)
- [Level II granite or level I quartz](#) counter tops with eased edge
- Stainless Steel under-mount sink with garbage disposal
- Moen Brushed Nickel Faucet for kitchen sink
- Stainless Steel appliance package includes smooth top self-cleaning range, dishwasher & [Vented over the range microwave](#)
- [Stainless Steel side by side refrigerator 25 cubic foot](#)
- [Tile backsplash](#)

### Bath Features

- [Level V](#) Raised vanities
- [Dovetail drawers](#)
- [Soft close doors & drawers](#)
- [Cabinet hardware / pulls and knobs](#)
- Moen 4" Center-set / [Brushed Nickel plumbing faucets](#)
- [Level II granite or level I quartz](#) vanity tops with eased edge and undermount sinks / knee-wall caps to match counter tops
- Master bath to include tiled walk in shower up to ceiling, with enclosure & drop in garden tub with tiled skirt and splash per plan
- Hall Bath to include tub with tile shower walls up to ceiling
- Wall tile at baths to include shampoo shelf, bullnose, [row of Accent tile at master shower and hall shower](#)
- [Beveled edge mirrors](#)
- [BN Frameless master shower enclosure](#) per plan
- [Tiled master shower seat](#) plan specific

## TREASURE LINE

- Concrete tile roofing system over 5/8 sheathing with peel & stick underlayment
- Added window, wall and door detail
- Added interior features
- Added volume to rooms
- 8' Tall interior doors

**\*Note:** All brand names, floor plans, specifications, and dimensions are subject to change without notice or obligations.

## Community Specifications



### Ocean Hammock, Hammock Beach, Cinnamon Beach

- Architectural review and associated fees
- Premium designer landscape package
- Lot specific sidewalk repair and/or replacement
- Added window, wall and door detail
- Impact window and door glazing
- Underground electric
- Lot specific plans



### Palm Coast Plantation

- Architectural review and associated fees
- Premium designer landscape package
- Lot specific sidewalk repair and/or replacement
- Added window, wall and door detail
- Impact window and door glazing
- Underground electric
- Lot specific plans



MARINA DEL PALMA  
YACHT CLUB  
A SIGNATURE COMMUNITY

### Marina Del Palma

- Architectural review and associated fees
- Premium designer landscape package
- Paver driveway and sidewalk leading to house with concrete apron
- Added window, wall and door detail
- 8" Fascia
- Impact window and door glazing
- Underground electric
- Lot specific plan

### Insurance and Warranties

- Liability & Worker's Comp Insurance
- Builders Risk Insurance
- One year Warranty and a Ten year Structural Warranty

### Every home includes all permitting and impact fees

(Bore test, lot purchase, water & sewer fees – not included)

**\*Note:** All brand names, floor plans, specifications, and dimensions are subject to change without notice or obligations.

Model: (386) 276-3407 / Office: (386) 445-3405

Email: [info@bluewaterhomesfl.com](mailto:info@bluewaterhomesfl.com)