



PASSAGE ISLAND CONSTRUCTION

Let the Treasure Coast's multi-award winning builder construct your dream home in the pristine community of Cross Creek Lake Estates or on your private lot. Private lots may require additional charges depending on size and soil conditions

<i>Model</i>	<i>Living Sq. Ft.</i>	<i>Total Sq. Ft.</i>	<i>Floor</i>	<i>Bed/ Bath</i>	<i>Home Price</i>
<i>The Clearwater</i>	1800	2744	1	3/2	\$232,400
<i>The Edgewater</i>	1924	2972	1	3/2	\$243,500
<i>The Stillwater</i>	2147	3079	1	3/2	\$272,000
<i>The Royal Palm</i>	2128	3106	1	3/3	\$273,500
<i>The Alexandria</i>	2336	3348	1	3/2	\$294,650
<i>The Marquis</i>	2388	3586	1	4/3	\$304,500
<i>The Carlisle</i>	2394	3363	1	3/3	\$304,900
<i>The Carmel</i>	2467	3713	1	4/3	\$314,500

The option for a third car garage is available on select homes. Please ask a member of our sales team for information.

One time Capitalization fee of \$250 at closing and a one time architectural review committee fee of \$400 to be paid at lot closing. Price and features are subject to change without notice. Prices effective 10/4/18.

Building Dreams
one exceptional home at a time.

By wisdom a house is built, and through understanding it is established. -Proverbs 24:3

Sales Consultant

Cross Creek Lake Estates Model | 935 Yearling
Trail Sebastian, Florida 32958 | (772)388-8863





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Cross Creek Community Features

- Oversized preservation lots 90x125 STD.
- Nature preserve
- Boat ramp (non-motor)
- Convenient to beaches, shopping, and golf course access
- Low Homeowners Association fees
- Indian River County water & sewer
- Community mailbox
- Underground utilities
- Gated entry

Builder Service and Warranties

- 1-year builder warranty.
- 10-year home buyers structural warranty.
- 2-year home buyers systems warranty.
- Renewable termite bond.
- All surveys for standard home sites.
- All necessary building permits.
- Building impact fees as required by local codes.

Structural Features and Site Work

- Full compliance with codes and standards for residential construction.
- Steel reinforced monolithic concrete slab.
- Concrete block construction.
- Engineered roof trusses with hurricane strapping.
- 5/8 inch, 4-ply CDX plywood roof sheathing.
- Interior framing 16" on center (metal studs).
- 6 mil plastic vapor barrier under all concrete floor, including garage and patio.
- 3000 PSI concrete slab.

Roof

- Mold resistant architectural shingles.
- 6" cedar fascia.
- Cement finish soffits.
- 24" roof overhands on hip roofs and 12" on gable ends per plan.

Insulation

- R-38 blown ceiling insulation in living area.
- Exterior masonry walls with R-4.2 thermal barrier foil insulation in living area.
- Other insulation to code.

General

- Hurricane shutters for all non impact glass openings.
- Textured drywall ceilings including garage.
- 2-car garage with cement finish and interior painted walls (side-entry only).
- Full compliance with all state and local building codes.
- Pull-down attic stairs in garage (per plan).
- Trussed roof rear porch, cement finish ceilings (per plan).
- Ventilated closet shelving.

Energy Saving Features

- Energy efficient 14 S.E.E.R. cooling system with heat pump.
- Fiberglass insulated entry door with weather stripping for tight seal (per elevation).
- Insulated 40-gallon quick-recovery water heater.
- Exterior vented dryer hookup.
- Water conserving elongated toilets, faucets and showerheads.
- Insulated attic ductwork.
- Energy efficient builder.
- Programmable digital thermostat.

Electrical

- 150-amp service (per plan).
- Cat 5 and RG6 wiring.
- TV and phone jacks in all bedrooms as well as kitchen and family room or great room (per plan).
- Smoke detection system per code.
- Safety ground fault electrical receptacles in wet areas (kitchen, bath, garage and exterior).
- Decora electric light switches.
- Three waterproof exterior outlets.
- Front doorbell with chimes.
- Light fixture package includes dining room, entry, foyer, breakfast area and baths.
- Exhaust fans in all bathrooms.
- A/C vents in walk-in closets.
- Lights in walk-in closets.
- Washer and dryer connections.
- Garage door opener.
- Lighted attic over garage (per plan).
- 3 wire ceiling fan pre-wires in all bedrooms, great room or family room and porch (per plan).
- Coach lights.
- Post lamp on photo cell.

Plumbing

- PEX hot and cold water lines.
- Emergency shut-off valves at all exposed plumbing lines.
- Moen single-lever instant-on sink and tub faucets.
- Pressure balanced shower valves.
- Water shut-off valve at washing machine hook-up.
- Three exterior hose bibs.



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FEATURES CONTINUED...

Kitchen

- Raised panel 42" cabinets (see samples).
- 3cm granite or 2cm quartz countertops with stainless steel under mount sink.
- GE stainless steel appliance package.
- Garbage disposal.
- Moen pullout faucet with limited lifetime manufacturer warranty.

Bathroom Features

- Cultured marble vanity tops with integral sink.
- Raised panel vanity cabinet.
- Ceramic tile by Mohawk.
- Ceramic towel rod, and ceramic toilet paper holder.
- Glass with chrome frame shower enclosure in master bath (per plan).
- Moen instant on single lever faucets and pressure balanced shower valves.
- Full-width glass mirror over vanities.
- Raised height vanity in master bath and guest bath.
- Roman tub in master bath (per plan).
- Master shower with tiled walls to 7' above finished floor.
- Secondary tubs with ceramic tile shower walls to 7' above finished floor.
- Beveled edge medicine cabinets (per plan).

Floor Covering

- Choice of carpet by Mohawk with 5.5 lb. carpet padding.
- Choice of 18" Mohawk ceramic tile in the main living areas, including foyer, kitchen and breakfast area, utility room and baths (carpet in bedrooms).

Windows, Doors, and Interior Trim

- Fiberglass insulated front entry door with dead bolt.
- Reinforced garage door.
- White cultured marble sills.
- White aluminum framed, insulated Low E glass, single hung non-impact windows.
- Raised panel interior doors and bi-folds.
- 5¼ inch baseboard.

Landscaping and Driveway

- Brick paver driveway.
- Professionally designed landscaping package.
- Floratam sod.
- Automatic irrigation system from lake if applicable. Some lots may require a well at additional cost.
- Light post with light sensor.

Prices and features are subject to change without notice. Elevation rendering and floor plan represent a Passage Island Construction model home. Model homes may include various upgraded elevations, finishes, and other features that do not come standard. Please consult with sales representatives for information on standard versus upgraded home features. Floor plans and elevations are artist's concepts and may vary in precise detail from the plans and specifications. We reserve the right to change prices, plans, features, dimensions and specifications without notice. Subject to errors, omissions, deletions and availability. Updated 10/4/2018. License CB-C057310

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