

## CONSTRUCTION SPECIFICATIONS

712 Southeast 7th Street, Fort Lauderdale, FL

- **General Details**
  - 3,094 ft<sup>2</sup> under air | 562 ft<sup>2</sup> 2 Car Garage
  - 4 Beds | 3.5 Bathrooms
  - 6,500 Square Foot Lot
  - No Basement
  - Listing Price: \$2,985,000
- **Foundation**
  - 5,000 PSI, 24-inch by 16-inch stem wall foundation
- **Exterior Walls**
  - Solid concrete block construction
- **Second Floor Framing**
  - Wood floor trusses topped with:
    - 3/4-inch plywood
    - 3/4-inch gypcrete
    - Porcelain tile throughout
- **Exterior Cladding**
  - Stucco, three-coat system
- **Roof**
  - Solid concrete tile shingles
- **Windows**
  - ES Windows, rated for 170 mph winds
  - Extreme high-impact glass
- **Exterior Doors**
  - High-impact resistant entry door with latchless magnetic system and 3-point locking mechanism
- **Insulation**
  - R-30 insulation in the attic
  - Insulation throughout all privacy walls
- **Interior Walls & Ceilings**
  - Smooth finished drywall with Level 5 finish throughout
- **Flooring**
  - Porcelain tile throughout interior
  - Travertine pavers in backyard

- Solid concrete pavers in front yard and driveway
- **Pool & Outdoor Water Features**
  - 10 ft x 10 ft swimming pool
  - Glow-in-the-dark mosaic pool tiles
  - Three LED bubblers
  - Hot tub with overflow feature
  - Two "walk-on-water" steps
- **Landscaping**
  - Full tropical landscape design
  - Automated irrigation system
- **Paint**
  - Sherwin-Williams paint throughout
- **Interior Trim**
  - Solid core flat slab doors
  - 1x8 baseboards
  - 1x4 casings
- **Heating & Air Conditioning**
  - Central air conditioning with dedicated units for upstairs and downstairs
  - Both units located downstairs for quiet upstairs operation
  - Ecobee Smart System allows thermostats in every bedroom, customizable by the purchaser
- **Plumbing**
  - All Delta plumbing fixtures
  - 100% Type L copper water lines throughout
  - Schedule 40 PVC waste lines
- **Electrical**
  - Over 90 recessed LED lights throughout
  - Three kitchen pendant lights (\$100 allowance per pendant, selected by the client)
  - Full storage under stairs with lighting
  - Pre-wired smart home system
- **Appliances**
  - Full Wolf kitchen suite, including range, oven, and ventilation system
  - Sub-Zero refrigerator and freezer for premium food storage and preservation
  - Built-in Wolf microwave and warming drawer
  - Two dishwashers

- **Cabinetry**
  - Flat slab cabinetry throughout
  - Solid plywood construction
- **Closets**
  - Custom-built closets included in the primary bedroom
- **Fireplace**
  - Electric fireplace integrated into a custom fireplace wall
- **Garage**
  - Flat slab garage door rated for 170 mph high impact resistance
  - Side access door for convenient entry to a dedicated trash pad
- **Additional Features**
  - Eight speakers located throughout downstairs
  - Four outdoor speakers
- **Cleaning**
  - The home will be professionally cleaned prior to closing
- **Policies**
  - **All \*site visits must be scheduled through the Listing Agent\***
  - **These specifications are subject to change, omissions, and errors to facilitate the construction process. The builder reserves the right to substitute materials with those of similar or greater quality.**