



Skyway Builders, Inc.
 395/Palm Coast Pkwy SW, Unit 1
 Palm Coast, Florida 32137

(386) 445-2012
www.skywaybuilders.com



Member of Flagler County
 Chamber of Commerce



Better Business Bureau of
 Northeast Florida Member



National, Florida Associations of
 Home Builders Member



Certified by Preferred
 Builders Warranty Corp.

Belleglade Standard Features

(Addyson I & II, Belleglade, Alexis, and Yorklyn)

Fees & Surveys

- * Building Permit Fee
- * Architectural Review Fees if applicable
- * Surveys required by city/county & lending institution

Insurance & Warranties

- * Builders Risk and Liability Insurance
- * Homeowner Warranty – Ten year warranty
- * Roof Shingles – Twenty year warranty
- * * Belleglade and Alexis includes thirty year shingles warranty
- * A/C Compressor Parts - Five year warranty
- * Appliances – One year warranty

Grounds

- * Lot preparation – up to \$3,000 (clear/fill/grade)
- * Roadside culvert and finish grade for sod preparation
- * Sod - up to 8,000 square feet of St. Augustine
- * Soil pre-treated with one-year renewable termite bond
- * Landscaping - \$500 allowance
- * Concrete driveway and 3' walkway to entry
- * Removal of construction debris

Outdoors & Garage

- * Covered rear porch
- * Raised panel steel garage door
- * Garage door opener with two remotes
- * Pull down attic stairs above garage, with storage area
- * Air-conditioned storage room off garage
- * Energy Miser 60-gallon water heater
- * Three hose bibs

Foundation, Walls, & Insulation

- * Steel reinforced monolithic concrete foundation (3,000 psi concrete)
- * Continuous concrete and steel tie beam
- * Concrete block exterior walls
- * Cementitious textured exterior walls with choice of colors
- * R-30 insulation in living area ceilings
- * R-11 insulation in exterior walls
- * Insulated ductwork
- * Insulated windows throughout
- * Natural marble windowsills
- * Insulated steel exterior doors

Interior Walls & Ceilings

- * Interior walls, orange peel drywall
- * Walls - two coats of latex paint
- * Round drywall corners in traffic areas
- * Round architectural columns and arches in interior
- * Interior ceiling, spray finish or knockdown texture
- * 10' (9'4" - Alexis) and 12' ceilings throughout with accents

- * Special ceiling effects
- * Stepped ceilings in Master Bedroom and Living Room

Electrical

- * Decorator style switches
- * Light fixtures
- * All Bedrooms, Great Room, and/or Family Room, are pre-wired for telephone outlets
- * All Bedrooms, Great Room, and/or Family Room, are pre-wired for cable TV outlets
- * Pre-wired for ceiling fans in all bedrooms
- * Ceiling fan in Master Bedroom and Living Room
- * Air Conditioner – 13 Seer Unit

Appliances

- * Deluxe smooth top Whirlpool stainless steel range and stainless steel range microwave
- * Dishwasher
- * Washer hook-up
- * Dryer hookup vented to exterior

Woodwork & Doors

- * Raised six-panel or classique interior doors
- * * Addison I & II interior door height to be 8'
- * Kwik-set hardware in choice of finish
- * Deadbolts on all exterior doors
- * Colonial trim and baseboard
- * Custom raised panel cabinets in Kitchen and Bath
- * Niches

Roofing

- * Vinyl soffits and aluminum fascia
- * Fungus resistant roof shingles
- * Professionally engineered roof system
- * Continuous roof ridge vent system
- * Added clips, anchors, and fasteners to meet 120 mph code

Flooring

- * Carpet installed: \$15.00 per square yard allowance
- * Upgraded European tile in Foyer, Kitchen, Nook, Laundry Room, and Bathrooms

Bedrooms & Bathrooms

- * Ventilated vinyl coated shelving in closets
- * Water-saver shower heads
- * Rolled top cultured marble tops on vanities
- * Plate glass mirrors in baths
- * Exhaust fans in toilet areas
- * Special custom designed Master Bedroom walk-in closet

Belleglade Popular Upgrades

* Four-zone automatic sprinkler system.....	\$1,950.00
* Jetted well (1 hp cast iron pump).....	\$1,200.00
* Tile roof.....	\$35,000.00
* Security alarm system.....	\$1,900.00
* Kitchen cabinets upgraded to Bertch or equal, solid wood doors with glaze finish.....	\$8,000.00
* Granite kitchen countertops.....	\$7,500.00
* Re-circulating hot water system.....	\$1,400.00
* Central vacuum system.....	\$2,600.00
* Rope lighting, per-room charge.....	\$300.00
* Crown molding and upgraded trim package.....	\$4,800.00