

# WEST OF TRAIL GREEN HOME "THE INDIE"

1938 HIBISCUS STREET



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## ENERGY EFFICIENT & ECO-FRIENDLY FEATURES

- Vinyl insulated PGT Low “E” impact glass windows and sliding glass doors (lowers heat transfer & sound)
- Caulked and sealed windows and doors
- Galvalume® 5 V crimp metal painted roof (reflects heat from the sun away from the home)
- Icynene® spray foam insulation at roof deck over living areas (keeps attic space cool)
- ¾” Rigid un-faced wall insulation on all exterior block walls (R4.0)
- High efficiency, 14 SEER air conditioning with multiple returns and supplies to all rooms & walk-in closets
- All duct systems sealed per FPL (BuildSmart®), EPA (Energy Star®) and NGBS (National Green Building Standard®) requirements
- HVAC Two unit system with digital programmable thermostats manufactured by Honeywell®
- Six bath fans vented to exterior
- Home plans and specifications submitted for Green certification with routine inspections by a licensed certifier through completion of the building process. At completion a blower door and duct test is performed to measure how well sealed the systems function

## INTERIOR FEATURES

- Schlage door hardware throughout
- 8’ interior Timberland 5-panel MDF solid doors with 3 ¼” door casing and 7 ¼” baseboard downstairs and 7’ interior Timberland 4-panel MDF solid doors with 3 ¼” door casing and 5 ¼” baseboard upstairs
- Groin vaulted ceiling in great room and master bedroom with stained ponderosa pine V-TNG
- Drywall with orange peel finished walls and ceilings downstairs and orange peel finished walls with knockdown ceilings upstairs

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- Sherwin Williams low VOC flat latex interior paint on walls and trim, ceilings are gray downstairs and white upstairs
- Painted wood window sills throughout
- Wood shelving
- Wire-brushed, engineered wood floors in foyer, study, dining, kitchen, powder room, master bedroom, WIC, family room and bonus room upstairs
- Stairwell with wood stairs and risers with decorative iron railing
- Tile floors in laundry, master bath, pool, wine cellar and 2nd floor baths
- Carpet with 8-lbs. pad in guest bedrooms & upstairs closets
- Painted garage walls and ceiling
- Epoxy finished garage floor
- Central vacuum system

### KITCHEN FEATURES

- Cabinetry with full overlay painted wood soft close doors
- Upper cabinets to 9' high with crown molding and light valance, glass door cabinets surrounding hood
- Dovetail full access cushion close drawers
- Stainless 54" Wolf® hood with blower vented through wall
- 3 cm Cambria® countertops with eased edges
- Designer subway tile over range and backsplash
- Blanco® undermount single bowl sink
- Moen® pull out kitchen faucet in stainless steel with soap dispenser and pot filler
- Watertite® recessed icemaker valve box
- Wine cellar (could be converted to elevator) with double 8' high glass doors, refrigeration, LED lighting and racking for 270 wine bottles
- Wolf®/SubZero® stainless steel appliance package includes 30" refrigerator, 30" freezer, dishwasher, convection steam oven, microwave drawer and 48" dual fuel range with six burners, griddle and two convection ovens
- Garbage disposal

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## BATHROOM FEATURES

- DensShield® or equivalent tile backer board in all shower tile areas
- All vanity countertop heights 36"
- 3 cm Cambria® vanity tops in master bath, guest and pool baths with white undermount Kohler® sinks throughout
- Cabinetry with wood doors
- Framed mirrors in baths
- Maax® Ella Embossed free standing tub in master bath with Moen® chrome faucet
- Master and guest showers tiled with porcelain wall tile
- Clear tempered glass enclosures in showers
- Moen® faucets, tub and shower valves with chrome finish
- Rain Shower and hand-held wand in master shower
- Kohler® white elongated comfort height toilets in all baths

## LAUNDRY FEATURES

- Washer/Dryer hookups
- Cabinetry with wood doors (per plan)
- Swanstone drop-in sink with chrome faucet
- 3 cm Cambria® countertops with eased edge

## EXTERIOR FEATURES

- Painted Galvalume® roof
- DensGlass® soffit with sand finish and MiraTEC® fascia at roof overhang
- Landscape package professionally designed by licensed landscape architect including irrigation, sod and landscape installation
- Decorative pavers with exposed shell and glass on lanai and outdoor kitchen
- Concrete pavers on driveway and entry
- Cementitious finish over masonry with decorative accents
- Aluminum powder coated shutters & awnings
- Decorative brackets under soffit on front elevation

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- Sherwin Williams exterior paint with one body and one accent color
- Hurricane tested 18' insulated garage door with automatic opener and 2 remotes
- Mailbox
- 8' high Signature multi-locking mahogany stained entry door with impact glass and vinyl PGT Low-E insulated glass sidelites and transom
- Skim coat cementitious finish on all interior garage concrete block walls, frame walls with drywall orange peel finish
- DensGlass® with stucco finish on ceiling's including entry, upstairs balcony, outdoor living and outdoor cooking
- Pli-Deck® waterproof deck coating on upstairs balcony
- Whole house aluminum seamless gutters
- Anodized aluminum decorative railing on upstairs balcony
- ClearView pool cage

### ELECTRICAL FEATURES

- 225 Amp electrical service
- Decora light switches throughout
- Pre-wire for ceiling fans
- Recessed LED lighting
- Designer light fixtures over kitchen island, foyer, master hallway and baths
- LED lighting throughout
- Smoke detectors and carbon monoxide detectors per building code
- Door chime
- Security system with keypad and motion detector
- High speed RG-6 TV outlets
- CAT 5 phone jacks
- Structured wiring panel located in laundry for customized networking
- Exterior 110 volt weatherproof outlets
- Pre-wire for ceiling speakers, Wi-Fi hot spots & security cameras
- Service for future generator includes pad, gas pipe and electric connections to house

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## PLUMBING FEATURES

- Three exterior hose bibs
- Two tankless gas hot water heaters (for instant hot water)
- Plumbing service inside wall of upstairs bonus room (can service future wet bar)
- Central sewer and water line connected to city supplied service
- Backflow preventers on water service and irrigation
- Natural gas piping to free standing stove, water heaters, outdoor fireplace, outdoor grill, future generator, pool heater and outdoor fire feature at pool

## STRUCTURAL FEATURES

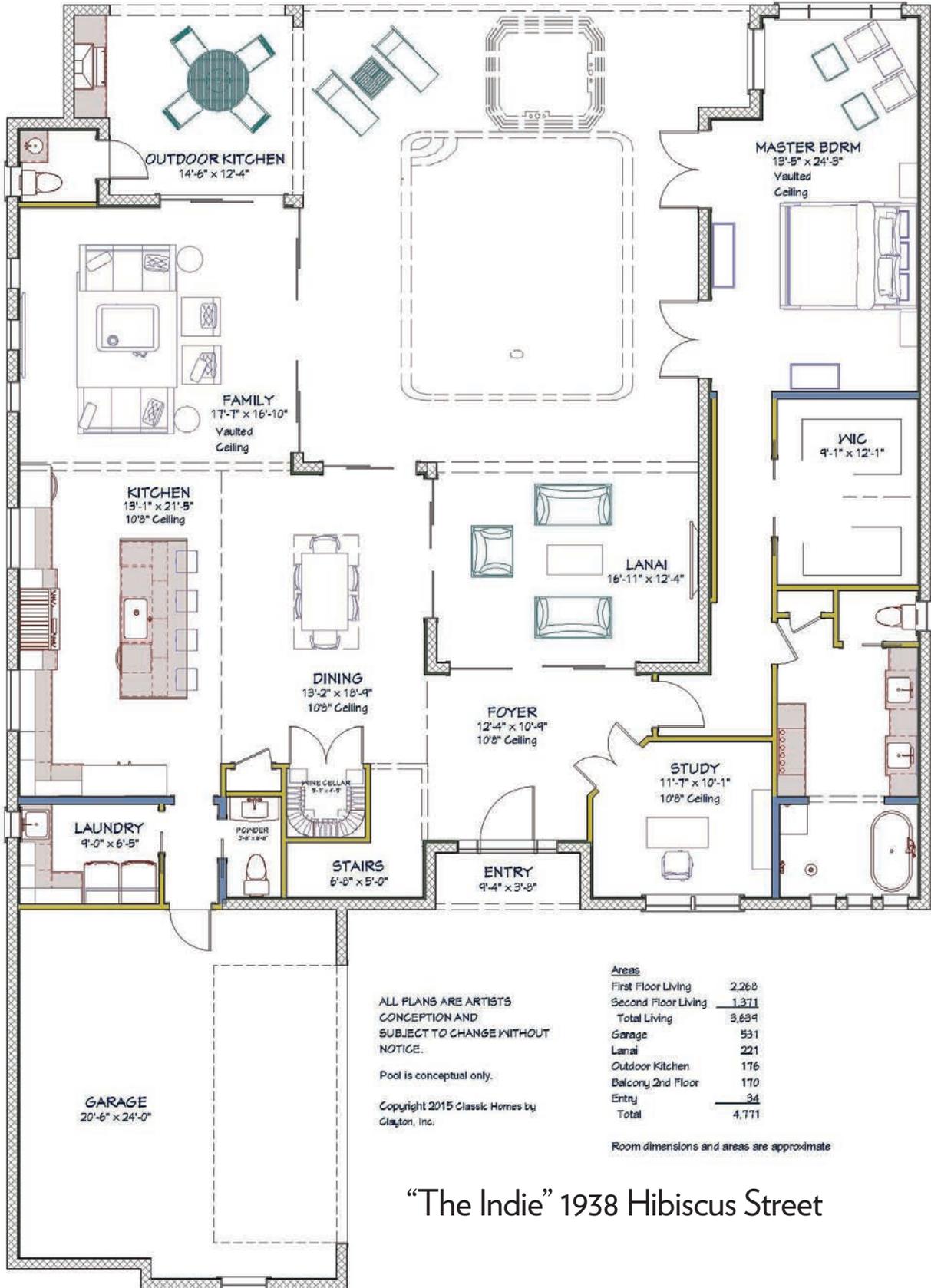
- Professionally engineered plans
- 3,000 PSI concrete slab foundation reinforced with 6 x 6 welded wire mesh over a 6 mil Visqueen® vapor barrier on compaction tested soil, stem wall block
- Steel reinforced concrete block walls, beams and columns
- Engineered roof trusses anchored to top of concrete block walls with pre-engineered metal tie downs
- Minimum 5/8" roof sheathing attached to roof trusses

## OUTDOOR LIVING FEATURES

- Linear gas fireplace with designer shell, glass and tile surround
- Space above fireplace pre-wired for large-screen TV
- Outdoor grill with sink, under-counter refrigerator and stainless hood with solid surface countertop
- Pool with three water features, spa and sun shelf with umbrella insert
- Linear gas raised fire pit
- In-floor pool cleaner
- Natural gas heated spa

**Peter G. Laughlin | 941.356.8428**  
**[peter.laughlin@sothebysrealty.com](mailto:peter.laughlin@sothebysrealty.com)**  
**[peterglaughlin.com](http://peterglaughlin.com)**

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Areas	
First Floor Living	2,268
Second Floor Living	1,371
<b>Total Living</b>	<b>3,639</b>
Garage	531
Lanai	221
Outdoor Kitchen	176
Balcony 2nd Floor	170
Entry	84
<b>Total</b>	<b>4,771</b>

Room dimensions and areas are approximate

“The Indie” 1938 Hibiscus Street

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