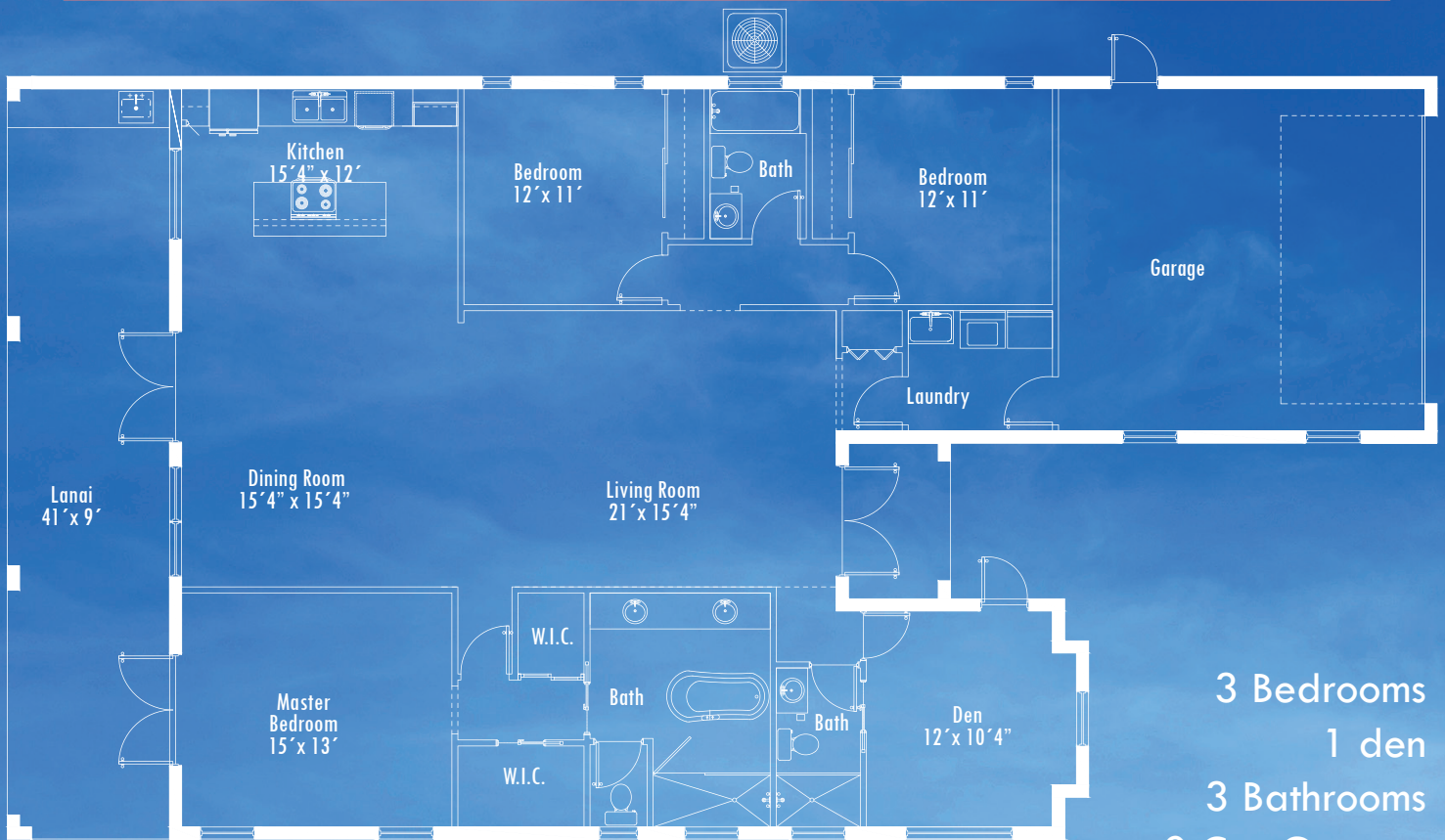


PORTOFINO



3 Bedrooms
1 den
3 Bathrooms
2 Car Garage
2,860 sq. ft. under roof
2,004 sq. ft. under AC.



Take a Virtual Tour

By clicking on the links Below, you could make an online visit to some already built houses at Naples



3430 5th Ave SW
Naples, FL

<https://qrgo.page.link/z1k7g>



<https://bit.ly/2Px3sT9>

167 17th St NW
Naples, FL 34120



<https://qrgo.page.link/MRCGu>

5480 Everglades Blvd N
Naples, FL 34120



<https://qrgo.page.link/WMuVn>

4370 72nd Ave NE
Naples, FL 34120



2384 Golden Gate Blvd W
Naples, FL 34117

<https://bit.ly/3a5jEEI>



Standard features included available

ADMINISTRATION:

- . Permit submitting and fees.
- . Revisions fees.
- . Impact fees.

LOT AND SITE FEATURES:

- . Lot evaluation; Mitigation expenses are not included.
- . House location up to 75 feet edge of the street.
- . House pad is up to 19" higher from the crown of the road.
- . Lot clearing: It includes removal of all trees and bushes where the house pad and driveway is located. It includes removal and under clean (not trees) the whole front of the lot and up to 40 feet to the back of the house.
- . House pad material will be taken from the back of the lot if it is a good quality material. There will be a change order if dirt fill loads have to be purchased to build the house pad.

EXTERIOR BUILDING:

- . Soil treatment for termite protection.
- . Vapor barrier under steel reinforce concrete slab.
- . Steel reinforce concrete slab.
- . Slab is monolithic (per plan details).
- . Concrete block, steel reinforce from slab to tie beam or bond beam (per plan details).
- . Wood trusses engineered by truss factory.
- . Shingle roofing for the following models: **TAYRONA, SAN ANDRES, PROVIDENCIA, LA QUINTICA II, LA QUINTICA, HABANA, LUX, COLLIER, FLORIDA, LA PUNTA, and ALAMEDA.**
- . Tile roofing for the following models: **ARTESANOS, MADRID, MADRID II, SAN ANTONIO, NAPLES, AND ARIGUANABO.**
- . Stucco for main wall is light skip trowel and smooth finish for trim.
- . Two colors of 100% acrylic paint. One for main wall and one for trim.
- . Impact resistant aluminum windows and doors per plans. Colors are White or Bronze.
- . Aluminum soffit and gutters (white or bronze).
- . Screened lanai (White or Bronze).
- . Two hose bibs at front and back of the house.
- . Water system if needed includes a softener and a sulfur iron filters.
- . Pump for well is 1HP or city water connection if available.
- . Septic tank and drain field system or sewer connection if available. Drain field will be located per Engineering code and Engineering inspection.
- . 3 zone sprinkler system.
- . Landscaping sod is Bahia per plans and code.
- . Asphalt driveway.
- . Floor tile for lanai and entry.

INTERIOR FINISHES:

- . Light skip trowel for walls and ceilings.
- . Hollow core doors for rooms and closets.
- . Brushed nickel knob door locks.
- . Wood windowsills with all around frame wood moldings and bottom molding.
- . Baseboards are finger joins (wood) up to 5 1/4" for models **TAYRONA, SAN ANDRES, PROVIDENCIA, LA QUINTICA, LA QUITICA II, HABANA, LUX, COLLIER, FLORIDA, LA PUNTA, AND ALAMEDA.** Up to 7 1/4" for models **ARTESANOS, MADRID, MADRID II, SAN ANTONIO, NAPLES, AND ARIGUANABO.**
- . Doors casing are finger joins (wood) up to 3 1/2" for all models.
- . Crown moldings are 5 1/4" finger joins (wood).
- . Three color of paints. One for ceiling (White), one for main wall (Sherwin Williams Selection), and one for trim (White).

Standard features included available

KITCHEN:

- . Stainless steel appliances: Dishwasher, French door refrigerator, flat top range, and microwave.
- . Stain or paint grade wood cabinets with wood doors from our selection. Wall cabinets are up to 42" high. Brushed nickels round knobs or 7 1/4" bar handles are included.
- . 3 cm granite countertop (level one) with standard edge profile.
- . Full tile back splash.
- . Pullout sprayer faucet.
- . Stainless steel under mount kitchen sink.

BATHROOMS AND FLOORS:

- . Floor throughout the house is 24" X 24" porcelain from our selection.
- . Bathroom walls and floors are 12" X 24" or 24" X 24" porcelain same as floor with a vertical decorative mosaic row in the center of shower and tub main wall.
- . Stain or paint grade wood cabinets with wood doors from our selection. Brushed nickel rounds knobs or 7 1/4" bar handles are included.
- . 3 cm granite countertop (level one from our selection), standard edge profile, and 4" back splash.
- . Bathrooms: White tub, white toilets, and white/oval/under mount porcelain sinks.
- . Vanity mirrors.
- . Shower and tub glass doors and panel.
- . Outside ventilation exhaust fans.

PLUMBING:

- . Supply all faucets, valves, tubs, sinks, and toilets (per architectural drawings).

ELECTRICAL:

- . Supply all vanities lighting and recessed lights (per architectural drawings).
- . LED recessed lights are included.

AC AND ENERGY EFFICIENCY:

- . 16.00 SEER system.
- . R-30 ceiling insulation in AC area. Icynene insulation is also included for models **ALAMEDA, ARTESANOS, MADRID, MADRID II, SAN ANTONIO, NAPLES, AND ARIGUANABO.**
- . R 4.1 reflection vapor barrier in all exterior walls.

GARAGE:

- . Steel panel door braced for hurricane impact and protection.
- . Two remote control openers.
- . Two fluorescent lights.

COPY OF THE DRAWINGS MUST BE ATTACHED TO CONTRACT. ALL PAGES MUST BE SIGNED.



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ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY THE DEVELOPER TO A BUYER. ALL DIMENSIONS ARE APPROXIMATE AND VARY DEPENDING ON METHOD OF MEASUREMENT. THE SQUARE FOOTAGE DEPICTED HEREIN IS APPROXIMATE AND MAY DIFFER BASED UPON DIFFERENT METHODS OF MEASUREMENT. PURCHASERS ARE URGED BEFORE SIGNING A CONTRACT TO PURCHASE TO CONFIRM FOR THEMSELVES THAT THE MEASUREMENTS AND SQUARE FOOTAGE OF THE PROPERTY THEY WISH TO PURCHASE MEETS THEIR SPECIFIC NEEDS AND EXPECTATIONS. THE ILLUSTRATION ABOVE IS NOT TO SCALE. THE BUYER IS RESPONSIBLE TO

