



## At The Forest at Hi Hat Ranch | \$934,900 Homesite not included

The Baylee Gold Package includes Mediterranean Elevation, 3,442 SF A/C, 3 Bedroom, 3 Bath, Study, Bonus Room, 3 Car Motorcourt Garage, Lanai and Veranda. Includes Standard Development and Site Preparation Fees, Landscape, Sod and Irrigation Package (for a Standard Sized Homesite), County Permit and Impact Fees, Well and Septic Fees (as Allowance) and Survey Package. NOTE: Site conditions may require additional stem wall. Ready for your choice of homesite (not included) at The Forest at Hi Hat Ranch.

**\*County related fees subject to change.**

## The Baylee 3442 Gold Package includes:

### Exterior

- Custom Mediterranean Elevation
- Podium Elevation – 3 Course Stemwall (2 Steps to Entry)
- 3 Car Motorcourt Entry with Paver Driveway
- Custom Pool/Spa with Paver Deck and Cage
- Spacious Lanai and Veranda with Pavers

### Kitchen

- Custom Raised Panel Wood Cabinets with Soft Close Hardware on Doors and Drawers
- Island with Undermount Sink and Level 4 3CM Granite Countertops with Choice of Edge
- Level 4 3CM Granite Countertops with Choice of Edge and Undermount Sink
- Crown Molding at 42" Uppers with Valance Below and LED Lighting
- Recess Can Lights with LED Bulbs (9 Total)
- Level 2 Tile Backsplash
- Upgrade Kitchen Appliance and Kitchen Cabinets (as Allowance \$30,000)
- Dry Bar with Base and Upper Cabinets (as Allowance \$7,200)

### Great Room

- 10' Impact Glass Sliding Glass Doors
- Brass Floor Outlet
- Level 2 Tile Floor
- Recess Can Lights (4) with LED Bulbs

### Study

- Level 2 Tile Floor
- Brass Floor Outlet
- Single Lite 8' Double French Doors
- Recess Can Lights (4) with LED Bulbs

### Bonus Room

- Level 2 Tile Floor
- Recess Can Lights (4) with LED Bulbs
- 8' SGD's with Impact Glass
- 2 SH Windows with Impact Glass

### Bathrooms

- Master Bath Upgrade Selections (Allowance \$6,000)
- Mitered Glass Enclosure at Master Shower with Frameless Door
- Granite Vanity Tops at ALL Baths (Level 4 3CM with Choice of Edge)
- Maple Raised Panel Doors and Drawers with Soft Close Hardware on Doors and Drawers
- Recess Can Lights with LED Bulbs
- Acrylic Tub (Kohler or Moen) at Master
- Shower Enclosure at Bath 3

### Finish Details

- Hurricane Impact Windows and Sliding Glass Doors (ALL Sides of Home)
- 7-1/4" Painted Crown Molding at Foyer, Great Room, Kitchen/ Breakfast Area, Master Bedroom and Entry, Master Bath
- Step Ceilings with 5-1/4" Crown Insert at Master Bedroom
- Level 2 - 18" Tile Flooring at Foyer, Great Room, Kitchen, Pantry, Breakfast Area, All Hallways, Baths and Utility
- 8' Solid Core Interior Doors
- Built-In Cabinets at Utility Room

### Additional Features

- Custom Entry Doors (as Allowance of \$5,000)
- Design Center Selections (as Allowance \$20,000)

- Pool/Spa and Cage Package
- Cabana Bar
- Cabana Grill (as Allowance \$2,000)
- Security System with 2 Keypads with Motion Detector at ALL Doors and Windows
- Icynene Open Cell Foam Insulation
- Smart Home Structured Wiring Package Included
- Sound and Light Home Audio System Upgrades (as Allowance \$5,000)
- Tankless Hot Water System
- Carrier Variable Speed HVAC
- Gas Hook Ups at 4 Locations

Additional options are available. See Design/Build Specialist for details.