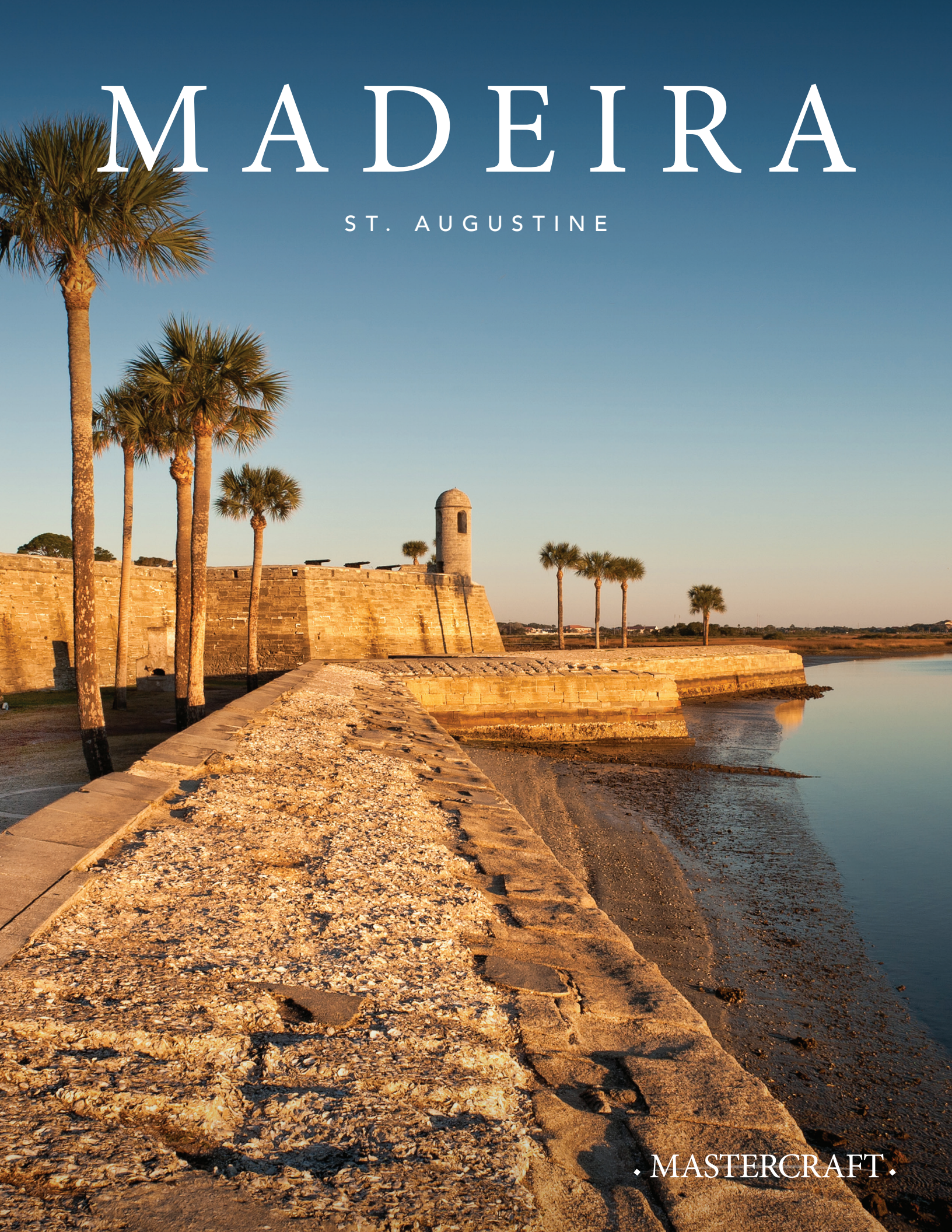


# MAD EIRA

ST. AUGUSTINE



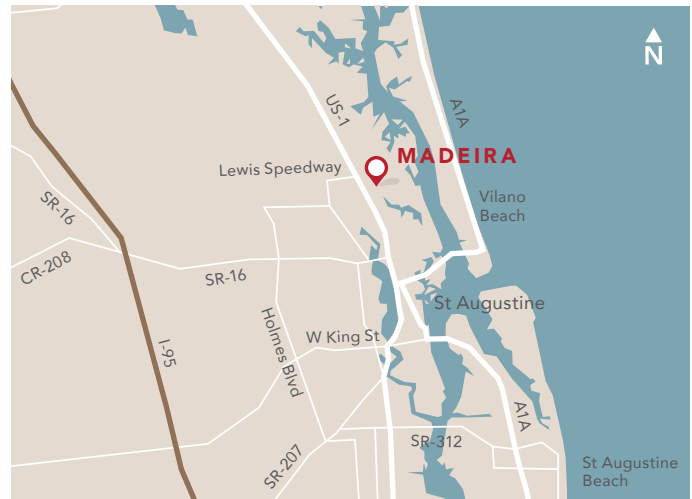
• MASTERCRAFT •



# ABOUT

## MADEIRA

Perfectly situated just 2 miles from historic downtown St. Augustine, Madeira combines the natural beauty of Northeast Florida with Old World Charm. This picturesque community contains 600 acres of unspoiled marsh wetlands, a tidal creek, numerous lakes and preserved natural areas lined with ancient live oaks. New homes start in the low \$300's with 10 floor plans and tons of options to choose from. Easy access to beautiful sun-drenched beaches, pristine golf courses, and upscale dining and entertainment provides endless opportunities.



- 65' Lots
- 75' Lots
- 85' Lots
- Model Home

Map is conceptual and not to scale. Actual development, including any planned or proposed features, may vary from the map and be outside of the control of MasterCraft Builder Group.

# HIGHER STANDARDS 2.0

M A D E I R A

Some builders call them upgrades, we call them standards.

Higher standards are inherent in our designs. Look for our red diamond to signify these amazing features that come standard in each quality MasterCraft home.

## ELEGANT INTERIORS

- ◆ Smooth walls for a more elegant look
- ◆ Sherwin Williams "Promar 200" zero VOC paint in over 50 color choices – environmentally safe, durable, and washable
- ◆ Upgraded 5 1/4" base molding
- ◆ Upgraded 3 1/4" door casing
- ◆ Upgraded safe and sound solid core interior doors on all bedrooms, bathrooms, and laundry room
- ◆ 8' interior doors throughout first floor
- ◆ Ceiling fan prewire in study, family room, all bedrooms, and back porch
- ◆ Family foyer with cell phone charging station
- ◆ Samsung Washer and Dryer: 4.0 cu. ft. top load washer with self clean feature and 7.2 cu. ft. electric dryer with moisture sensor
- ◆ Oversized laundry room with space for washer, dryer, utility sink, and cabinets
- ◆ Room for a secondary refrigerator in pantry or laundry room
- ◆ 10' ceilings downstairs & 9' upstairs
- ◆ Two windows in every secondary bedroom
- ◆ 6' windows downstairs and 5' windows upstairs
- ◆ First two stair treads are stained wood
- ◆ 18" Ceramic tile floors in foyer, kitchen, breakfast nook, family room, laundry and all baths
- ◆ Stain resistant carpet with five year warranty and 6 lb. pad
- ◆ Upgraded decorative light fixtures (per plan)
- ◆ Single knockdown ceilings
- ◆ Free-sliding vinyl coated shelving in all bedroom closets. Double hung shelving on longest wall in Master closet
- ◆ Brushed nickel Kwikset lever handles with matching hinges on all doors (Lido or Tustin)
- ◆ Broom closet (per plan)

## GOURMET MASTERCRAFT KITCHENS

- ◆ 42" maple cabinets with crown molding in choice of colors and style
- ◆ Solid wood cabinet doors with soft close feature
- ◆ Solid wood dovetail cabinet drawers with soft close feature
- ◆ Granite countertops with undermount stainless steel sink
- ◆ Samsung 36" stainless steel cooktop. Powerful heat and precise control with remote and convenient cooktop monitoring. One-touch control of both cooktop and hood.
- ◆ Samsung top control dishwasher with WaterWall technology, flex tray and auto-release feature.
- ◆ Samsung built in convection microwave and convection wall oven with digital display and smart control
- ◆ Samsung 36" under cabinet stainless steel hood with bluetooth technology to automatically sync the fans and lights with cooktop burners
- ◆ Samsung 25 cu. Ft. side-by-side refrigerator with LED lighting, digital LED display and external water and ice dispenser
- ◆ Enormous California style kitchen island
- ◆ Moen single lever pullout faucet with lifetime warranty (stainless finish)
- ◆ Cabinet hardware installed
- ◆ Moen 1/2 HP compact garbage disposal with VORTEX motor and convenient countertop mounted air switch

## PERSONAL ATTENTION & WARRANTIES

- ◆ Personal design center appointment (up to 8 hours)
- ◆ Pre-construction meeting to review final selections and plans
- ◆ Pre-drywall orientation
- ◆ Homeowner orientation

- ◆ Builder representative to accompany you at closing
- ◆ One-year MasterCraft warranty
- ◆ 10-year structural warranty through Centricity
- ◆ Three year limited factory warranty on all Samsung appliances\*

## LUXURIOUS MASTER BATHROOM

- ◆ Upgraded 8" widespread Moen Eva chrome faucets with lifetime warranty
- ◆ Separate raised height maple vanities in your choice of color and style with porcelain undermount sinks
- ◆ Quartz or granite vanity countertops
- ◆ Elegant freestanding tub (per plan)
- ◆ Solid wood cabinet doors with soft close feature
- ◆ Solid wood dovetail cabinet drawers with soft close feature
- ◆ Cabinetry hardware installed on operational doors and drawers
- ◆ Upgraded clear glass frameless enclosure
- ◆ Oversized shower with 7" Moen goose neck showerhead
- ◆ Shower walls tiled from floor to ceiling

## LUXURIOUS SECONDARY BATHROOMS

- ◆ Raised height maple vanity in your choice of color and style with porcelain undermount sink
- ◆ Solid wood cabinet doors with soft close feature
- ◆ Solid wood dovetail cabinet drawers with soft close feature
- ◆ Cabinetry hardware installed on operational doors and drawers
- ◆ Quartz or granite vanity countertops
- ◆ Sterling Vikrell tub with choice of wall tile, tiled to ceiling
- ◆ Moen Eva chrome faucet with lifetime warranty
- ◆ Moen oversized chrome showerheads with lifetime warranty

## ENERGY SAVING FEATURES

- ◆ Residential Energy Guarantee through Centricity
- ◆ Site specific HERS energy rating which gives your home an individualized efficiency score.
- ◆ Gas piping to cooktop, water heater, dryer, and back porch
- ◆ Rinnai tankless gas water heater
- ◆ R19 wall insulation
- ◆ R38 ceiling insulation
- ◆ Superior 2 x 6 exterior wall construction
- ◆ LowE vinyl double pane tilt-out windows
- ◆ Carrier 16 SEER high efficiency heating and cooling system with Cor 7c Wi-Fi enabled/lifestyle customizable thermostat with humidity control feature

- ◆ Energy-efficient natural gas
- ◆ LED bulbs on all fixtures and LED recessed can lights in kitchen and hallways
- ◆ LED strip lighting in garage, laundry room and walk-in closets
- ◆ Elongated toilet in all bathrooms with 1.6 gallons per flush

## CLASSIC EXTERIORS

- ◆ 6" seamless gutters and downspouts on the front elevation
- ◆ Synthetic roof underlayment for greater protection
- ◆ High quality AdvanTech sub floor on 2nd stories for more quiet and solid floors
- ◆ Innovative Zip System wall sheathing to minimize air leakage and provide greater structural durability
- ◆ 50-year limited warranty architectural shingles by GAF (per plan)
- ◆ Barrel tile roof (only Spanish plans)
- ◆ Three or four car garage with 8' tall insulated garage doors (per plan)
- ◆ Ultra-quiet garage door openers
- ◆ Attractive Florida Friendly landscape package with full irrigation and sodded yard
- ◆ Full paver driveway and lead walk
- ◆ Decorative coach lights at garage
- ◆ Kwikset Chelsea handle set in brushed nickel at front door
- ◆ Easy access whole home emergency water shut-off valve in garage
- ◆ Superior low maintenance cementitious lap siding (per plan)
- ◆ Two exterior flood lights at rear of home
- ◆ Oversized porches
- ◆ Optional "Florida Basement" for extra storage (per plan)
- ◆ A variety of exterior design options, including Farmhouse, Coastal, Spanish, and Craftsman

## HI-TECH FEATURES

- ◆ UltraSync Hub by Interlogix, featuring expandable smart home capability. Includes security contacts with 3 months of free monitoring.
- ◆ Up to 8 locations for "dual drop" Cat5e and RG6 prewires for connectivity and flexibility
- ◆ 28" structured wiring panel
- ◆ Flat Panel TV prep in Gathering or Family Room (per plan)

# PRICING

## MADEIRA

65' HOME SITE FLOOR PLAN	BED	BATH	SQ. FEET	COASTAL	FARMHOUSE	CRAFTSMAN	SPANISH	BUNGALOW
<b>ROBINSON</b>	2	2	1,798	\$328,000	\$336,000	\$335,000		
<b>WITH BONUS &amp; 1/2 BATH</b>	2	2.5	2,271	\$364,000	\$372,000	\$371,000		
<b>WITH BONUS, BEDROOM &amp; FULL BATH</b>	3	3	2,599	\$379,000	\$387,000	\$386,000		
<b>TOLOMATO</b>	2	2	2,197	\$354,000	\$364,000	\$363,000	\$368,000	
<b>WITH BONUS &amp; FULL BATH</b>	2	3	2,845	\$399,000	\$409,000	\$408,000	\$413,000	
<b>WITH BONUS, BEDROOM &amp; FULL BATH</b>	3	3	3,020	\$409,000	\$419,000	\$418,000	\$423,000	
<b>SAN SEBASTIAN</b>	3	2.5	2,499	\$379,000	\$389,000	\$387,000	\$391,000	
<b>WITH BONUS &amp; 1/2 BATH</b>	3	2 full/2 half	2,944	\$409,000	\$419,000	\$417,000	\$421,000	
<b>WITH BONUS, BEDROOM &amp; 1/2 BATH</b>	4	3.5	3,241	\$424,000	\$434,000	\$432,000	\$436,000	
75' HOME SITE FLOOR PLAN	BED	BATH	SQ. FEET	COASTAL	FARMHOUSE	CRAFTSMAN	SPANISH	BUNGALOW
<b>SAN SEBASTIAN</b>	3	2.5	2,499	\$392,000	\$402,000	\$400,000	\$404,000	
<b>WITH BONUS &amp; 1/2 BATH</b>	3	2 full/2 half	2,944	\$427,000	\$437,000	\$435,000	\$439,000	
<b>WITH BONUS, BEDROOM &amp; FULL BATH</b>	4	3.5	3,241	\$442,000	\$452,000	\$450,000	\$454,000	
<b>GUANA</b>	3	2	2,540	\$393,000	\$399,000	\$397,000	\$426,000	
<b>WITH BONUS, BEDROOM &amp; FULL BATH</b>	4	3	3,273	\$433,000	\$439,000	\$437,000	\$466,000	
<b>MATANZAS</b>	3	2.5	2,786	\$408,000	\$411,000	\$411,000	\$421,000	\$417,000
<b>WITH BONUS</b>	4	3.5	3,564	\$458,000	\$461,000	\$461,000	\$471,000	\$467,000
<b>SANDPIPER</b>	4	3	2,987	\$436,000	\$455,000		\$456,000	\$442,000
<b>WITH BONUS</b>	5	4	3,744	\$486,000	\$505,000		\$506,000	\$492,000
<b>SPOONBILL</b>	4	3	3,184	\$448,000	\$457,000			\$455,000
<b>EGRET</b>	4	3	3,621	\$472,000	\$482,000		\$492,000	\$481,000
<b>OSPREY</b>	5	4	3,868	\$484,000	\$497,000			\$489,000
<b>HERON</b>	5	4.5	4,071	\$502,000	\$514,000		\$529,000	\$512,000
85' HOME SITE FLOOR PLAN	BED	BATH	SQ. FEET	COASTAL	FARMHOUSE	CRAFTSMAN	SPANISH	BUNGALOW
<b>GUANA</b>	3	2	2,540	\$408,000	\$414,000	\$412,000	\$441,000	
<b>WITH BONUS</b>	4	3	3,273	\$448,000	\$454,000	\$452,000	\$481,000	
<b>MATANZAS</b>	3	2.5	2,786	\$423,000	\$426,000	\$426,000	\$436,000	\$432,000
<b>WITH BONUS</b>	4	3.5	3,564	\$473,000	\$476,000	\$476,000	\$486,000	\$482,000
<b>SANDPIPER</b>	4	3	2,987	\$451,000	\$470,000		\$471,000	\$457,000
<b>WITH BONUS</b>	5	4	3,744	\$501,000	\$520,000		\$521,000	\$507,000
<b>SPOONBILL</b>	4	3	3,184	\$463,000	\$472,000			\$470,000
<b>EGRET</b>	4	3	3,621	\$487,000	\$497,000		\$507,000	\$496,000
<b>OSPREY</b>	5	4	3,868	\$499,000	\$512,000			\$504,000
<b>HERON</b>	5	4.5	4,071	\$517,000	\$529,000		\$544,000	\$527,000

Prices subject to change without notice. 09/01/18

# ADJUSTMENTS

## M A D E I R A

65' LOTS	PRICE ADJUSTMENT
<b>79</b>	SOLD
<b>85</b>	San Sebastian*
<b>89</b>	SOLD
<b>93</b>	\$12,000
<b>98</b>	Robinson*
<b>100</b>	\$12,000
<b>102</b>	Robinson*
<b>104</b>	SOLD
<b>108</b>	SOLD
<b>113</b>	\$9,000
<b>118</b>	\$5,000
<b>285</b>	Tolomato*
<b>290</b>	\$0
<b>292</b>	\$0
<b>294</b>	\$5,000
<b>296</b>	\$0
<b>305</b>	\$7,000
<b>307</b>	\$12,000
<b>317</b>	MODEL
<b>318</b>	RESERVED

75' LOTS	PRICE ADJUSTMENT
<b>119</b>	\$0
<b>121</b>	\$12,000
<b>151</b>	SOLD
<b>152</b>	\$10,000
<b>154</b>	SOLD
<b>157</b>	\$5,000
<b>160</b>	\$10,000
<b>162</b>	\$15,000
<b>164</b>	\$9,000
<b>166</b>	\$9,000
<b>168</b>	SOLD
<b>170</b>	\$6,000
<b>172</b>	Matanzas*
<b>174</b>	\$10,000
<b>176</b>	\$11,000
<b>287</b>	San Sebastian*

85' LOTS	PRICE ADJUSTMENT
<b>178</b>	\$15,000
<b>180</b>	\$25,000
<b>182</b>	\$18,000
<b>184</b>	\$15,000
<b>186</b>	\$12,000
<b>188</b>	SOLD
<b>190</b>	\$15,000
<b>194</b>	\$15,000
<b>266</b>	\$15,000
<b>268</b>	SOLD

\* Move-in Ready Homes

Price adjustment for each homesite does not guarantee the permanency of any existing vegetation, view or any other attribute of the homesite. 09/05/18