

THE TRAILS

AT SHEARWATER

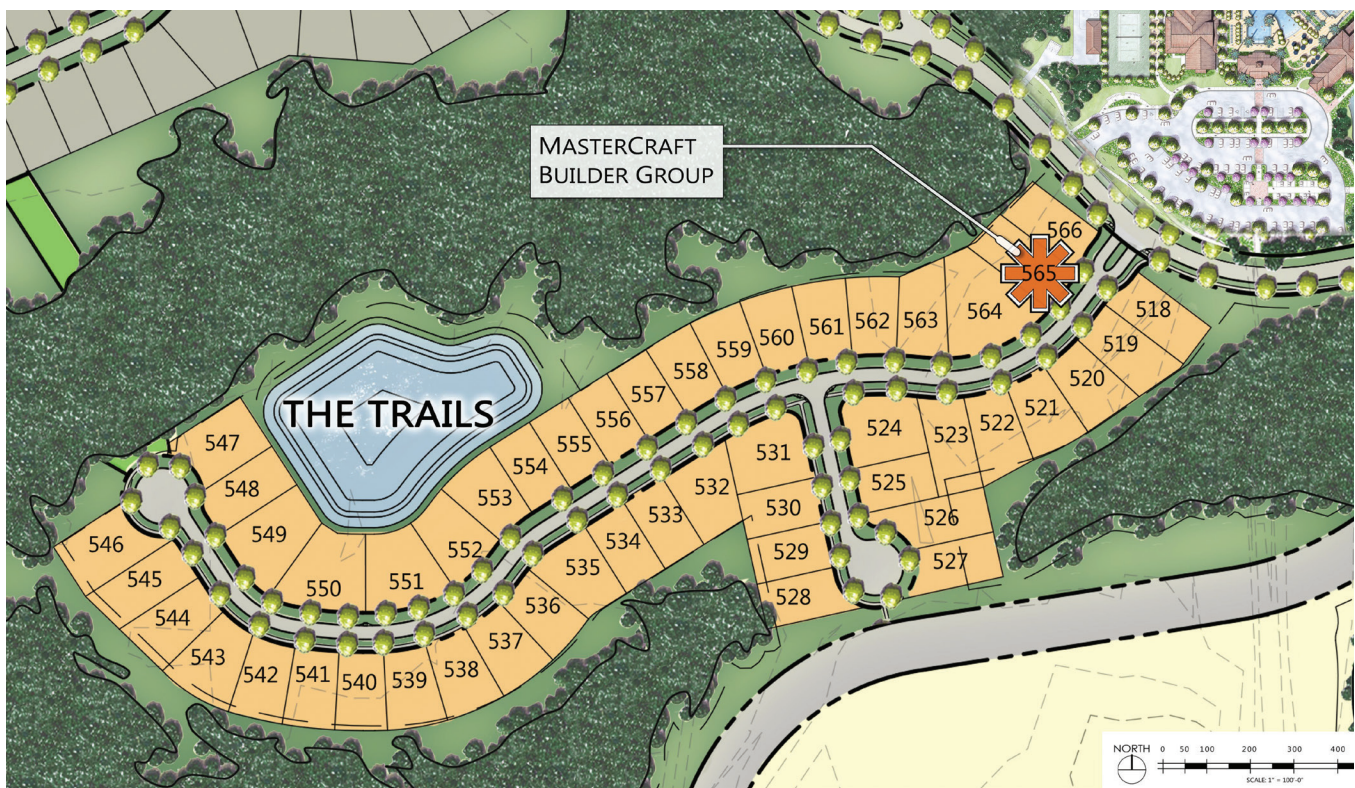


• MASTERCRAFT •

ABOUT

THE TRAILS AT SHEARWATER

Stay active. Be outdoors. Enjoy life. Shearwater is 1,520 acres of natural splendor including walking trails, parks, and access to Trout Creek connecting to the St. Johns River. The Trails is located adjacent to the Kayak Club featuring resort-style amenities, such as two pools, lazy river, water slide, har-tru tennis courts, playground, and state-of-the-art exercise rooms. All lots feature large home sites that back to a preserve and/or lake, making this neighborhood a springboard to nature and neighborliness.



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

THE TRAILS AT SHEARWATER

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, refrigerator and cabinets
- ◆ Oversized 12' sliding glass doors in family room
- ◆ 10' ceilings downstairs & 9' upstairs
- ◆ Elegant window casing in all gathering rooms on first floor
- ◆ Two windows in every secondary bedroom
- ◆ 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 on all doors (Lido or Tustin)

GOURMET MASTERCRAFT KITCHENS

- ◆ 42" maple cabinets with crown moulding 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
- ◆ 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 oversized chrome showerheads with lifetime warranty

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
- ◆ 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
- ◆ Superior low maintenance cementitious lap siding
- ◆ Two exterior flood lights at rear of home
- ◆ Easy access whole home emergency water shut-off valve in garage

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 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

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

THE TRAILS AT SHEARWATER

PLAN NAME	ELEVATION	SQ. FEET	BED	BATH	GARAGE	STORY	PRICE
SANDPIPER	Coastal Traditional	2,987	4	3	3-Car	1	\$468,000
	Florida Bungalow	2,987	4	3	3-Car	1	\$472,000
	Florida Farmhouse	2,987	4	3	3-Car	1	\$475,000
SPOONBILL	Coastal Traditional	3,184	4	3	3-Car	1	\$483,000
	Florida Bungalow	3,184	4	3	3-Car	1	\$488,000
	Florida Farmhouse	3,184	4	3	3-Car	1	\$486,000
EGRET	Coastal Traditional	3,621	4	3	3-Car	2	\$519,000
	Florida Bungalow	3,621	4	3	3-Car	2	\$526,000
	Florida Farmhouse	3,621	4	3	3-Car	2	\$527,000
SANDPIPER WITH BONUS	Coastal Traditional	3,744	5	4	3-Car	2	\$516,000
	Florida Bungalow	3,744	5	4	3-Car	2	\$520,000
	Florida Farmhouse	3,744	5	4	3-Car	2	\$528,000
OSPREY	Coastal Traditional	3,868	5	4	3-Car	2	\$527,000
	Florida Bungalow	3,868	5	4	3-Car	2	\$530,000
	Florida Farmhouse	3,868	5	4	3-Car	2	\$538,000
HERON	Coastal Traditional	4,071	5	4.5	4-Car	2	\$547,000
	Florida Bungalow	4,071	5	4.5	4-Car	2	\$555,000
	Florida Farmhouse	4,071	5	4.5	4-Car	2	\$557,000

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

ADJUSTMENTS

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HOMESITE #	PRICE ADJUSTMENT
518	SOLD
519	SOLD
520	SOLD
521	SOLD
522	SOLD
523**	SOLD
524	\$0
525**	\$8,000
526	SOLD
527	SOLD
528	SOLD
529	SOLD
530	\$8,000
531	\$0
532	\$8,000
533*	\$10,000
534*	SOLD
535*	SOLD
536*	SOLD
537*	SOLD
538*	SOLD
539*	SOLD
540*	SOLD
541*	SOLD
542	SOLD

HOMESITE #	PRICE ADJUSTMENT
543	SOLD
544	SOLD
545	SOLD
546	SOLD
547	SOLD
548	SOLD
549	SOLD
550	SOLD
551	SOLD
552	SOLD
553	SOLD
554	SOLD
555	SOLD
556	\$16,000
557	SOLD
558	SOLD
559	SOLD
560	SOLD
561	SOLD
562	SOLD
563	SOLD
564	SOLD
565	MODEL
566	MODEL PARKING

Price adjustment for each homesite does not guarantee the permanency of any existing vegetation, view or any other attribute of the homesite. 06/11/18

* Lots will include a retaining wall and 5' aluminum fence installed along the rear property line.

** Lots will include a 6' dark brown vinyl fence installed along the rear property line.