

VILLAGES OF VALENCIA

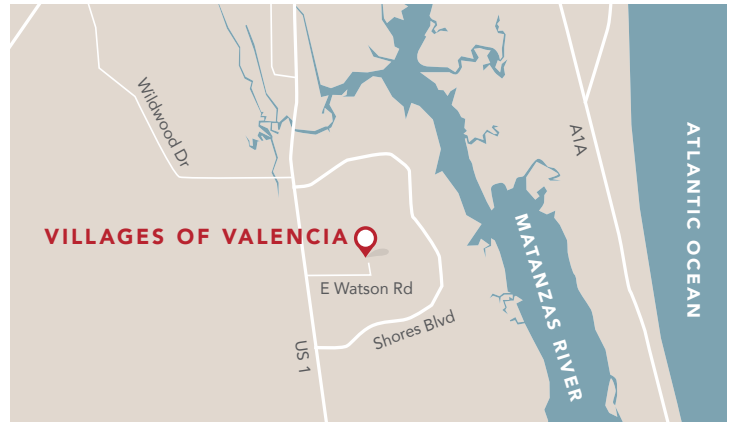
ST. AUGUSTINE

• MASTERCRAFT •

ABOUT

VILLAGES OF VALENCIA

What makes the Villages of Valencia your kind of community? Maybe it's the peaceful location, nestled in a beautiful sand ridge, just minutes away from downtown St. Augustine, the Intracoastal Waterway and the Atlantic Ocean. Or perhaps it's the quaint neighborhood feeling. Most likely it's the feeling you get when you step through the front door of your new home. New home prices start in the low \$200s, with low HOA and no CDD fees. There's no place like 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

VILLAGES OF VALENCIA

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

- ◆ Stain resistant carpet with 5 year warranty and 6lb padding
- ◆ 18" Ceramic tile floors in kitchen, great room, café, laundry room and all baths
- ◆ Sherwin Williams zero VOC paint in over 50 color choices – environmentally safe, durable, and washable
- ◆ Smooth walls for a more elegant look
- ◆ Ceiling fan prewire in formal dining/study, family room, all bedrooms and back porch (per plan)
- ◆ Brushed nickel lever handles and hinges on interior doors
- ◆ Decorative light fixtures in foyer, formal dining room, and bathrooms
- ◆ Single knockdown ceilings
- ◆ Choice of paneled interior doors
- ◆ 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
- ◆ Interior laundry rooms (separated from garage entry)
- ◆ Free-sliding vinyl coated shelving in all bedroom closets. Double hung shelving on longest wall in Master closet
- ◆ Décor style light switches
- ◆ 9' ceilings

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

- ◆ Choice of cabinet hardware
- ◆ Granite countertops with undermount stainless steel sink
- ◆ Moen stainless pullout faucet with lifetime warranty
- ◆ California style kitchen island
- ◆ Samsung freestanding electric range with powerful convection fan and two dual power elements for ultimate cooking flexibility
- ◆ Samsung stainless steel top control dishwasher with StormWash and auto-release door
- ◆ Samsung 1000W stainless steel microwave with ceramic enamel interior for easy cleaning
- ◆ Samsung 25 cu. ft. side-by-side refrigerator with LED lighting, digital LED display and external water and ice dispenser
- ◆ Moen 1/2 HP compact garbage disposal with VORTEX motor and convenient countertop mounted air switch

PERSONAL ATTENTION & WARRANTIES

- ◆ Design center appointment with professional interior designer (up to 4 hours)
- ◆ Pre-construction meeting to review final selections
- ◆ 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*

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10/05/18

LUXURIOUS MASTER BATHROOM

- ◆ Raised height maple vanity in your choice of color and style with double porcelain undermount sinks
- ◆ Quartz or granite vanity countertop
- ◆ Moen Eva centerset chrome faucets with lifetime warranty
- ◆ Walk-in shower with upgraded frameless, clear glass enclosure
- ◆ Shower walls tiled from floor to ceiling
- ◆ 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
- ◆ Moen oversized chrome showerhead with lifetime warranty
- ◆ Separate toilet room for privacy
- ◆ Vanity-sized mirror with overhead decorative lighting

LUXURIOUS SECONDARY BATHROOMS

- ◆ Raised height maple vanity in your choice of color and style with porcelain undermount sink
- ◆ Quartz or granite vanity countertop
- ◆ 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
- ◆ Walls above tub tiled to ceiling to match the floor
- ◆ Moen Eva chrome faucet with lifetime warranty
- ◆ Moen oversized chrome showerhead with lifetime warranty
- ◆ Vanity-sized mirror with overhead decorative lighting

CLASSIC EXTERIORS

- ◆ 6" seamless gutters and downspouts on the front elevation
- ◆ 50-year limited warranty architectural shingles by GAF
- ◆ 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
- ◆ Attractive landscape package with full irrigation system and fully sodded yard
- ◆ Insulated garage door with ultra-quiet opener (two remotes)
- ◆ Synthetic roof underlayment for greater protection
- ◆ High quality AdvanTech sub floor on 2nd stories for quieter and more solid floors

- ◆ Innovative Zip System wall sheathing to minimize air leakage and provide greater structural durability
- ◆ Finished garage
- ◆ Superior low-maintenance cementitious siding
- ◆ Oversized covered lanai (per plan)
- ◆ Weatherproof electrical outlet at front and rear of home
- ◆ Low maintenance vinyl soffit and aluminum fascia
- ◆ Two hose bib locations (per plan)

ENERGY SAVING FEATURES

- ◆ Residential Energy Guarantee through Centricity
- ◆ Site specific HERS energy rating which gives your home an individualized efficiency score.
- ◆ R-38 ceiling insulation
- ◆ R-19 wall 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
- ◆ LED bulbs on all fixtures and LED recessed can lights in kitchen, café, master bath, and guest bath (per plan)
- ◆ LED strip lighting in garage, laundry room and walk-in closets
- ◆ Elongated toilet in all bathrooms with 1.6 gallons per flush
- ◆ Electric water heater efficiently sized for your home

HI-TECH FEATURES

- ◆ UltraSync Hub by Interlogix, featuring expandable smart home capability
- ◆ Up to 6 locations of Cat5e or RG6 "single drop" prewires for flexibility and connectivity
- ◆ 28" structured wiring panel
- ◆ Flat Panel TV prep in Gathering or Family Room (per plan)

PRICING

VILLAGES OF VALENCIA

PLAN NAME	ELEVATION	SQ. FEET	BED	BATH	GARAGE	STORY	PRICE
ATLANTIC	Coastal	1,462	3	2	2-Car	1	\$242,000
	Craftsman	1,462	3	2	2-Car	1	\$247,000
	Victorian Farmhouse	1,462	3	2	2-Car	1	\$242,000
CRESCENT	Coastal	1,694	2	2	2-Car	1	\$252,000
	Craftsman	1,694	2	2	2-Car	1	\$256,000
	Victorian Farmhouse	1,694	2	2	2-Car	1	\$255,000
NEPTUNE	Coastal	1,786	3	2	2-Car	1	\$262,000
	Craftsman	1,786	3	2	2-Car	1	\$265,000
	Victorian Farmhouse	1,786	3	2	2-Car	1	\$262,000
ST. AUGUSTINE	Coastal	1,798	3	2	2-Car	1	\$259,000
	Craftsman	1,798	3	2	2-Car	1	\$262,000
	Victorian Farmhouse	1,798	3	2	2-Car	1	\$262,000
VILANO	Coastal	2,016	3	2	2-Car	1	\$275,000
	Craftsman	2,016	3	2	2-Car	1	\$280,000
	Victorian Farmhouse	2,016	3	2	2-Car	1	\$277,000
VILANO WITH BONUS	Coastal	2,432	3	2	2-Car	2	\$300,000
	Craftsman	2,432	3	2	2-Car	2	\$305,000
	Victorian Farmhouse	2,432	3	2	2-Car	2	\$302,000

Prices subject to change without notice. 4/01/19

ADJUSTMENTS

VILLAGES OF VALENCIA

HOME SITE #	PRICE ADJUSTMENT	HOME SITE #	PRICE ADJUSTMENT	HOME SITE #	PRICE ADJUSTMENT	HOME SITE #	PRICE ADJUSTMENT
1	SOLD	27	\$2,000	52	SOLD	78	SOLD
2	SOLD	28	\$2,000	53	SOLD	79	SOLD
3	SOLD	29	\$2,000	54	SOLD	80	SOLD
4	SOLD	29	\$2,000	55	SOLD	81	SOLD
5	SOLD	30	\$2,000	56	SOLD	82	SOLD
6	SOLD	31	\$2,000	57	SOLD	83	SOLD
7	SOLD	32	ATLANTIC	58	SOLD	84	SOLD
8	SOLD	33	NEPTUNE	59	SOLD	85	SOLD
9	\$5,000	34	SOLD	60	SOLD	86	SOLD
10	SOLD	35	SOLD	61	RESERVED	87	SOLD
11	SOLD	36	\$2,000	62	MODEL PARKING	88	\$7,500
12	\$5,000	37	SOLD	63	SOLD	89	\$9,000
13	SOLD	38	\$2,000	64	SOLD	90	\$7,000
14	\$3,000	39	SOLD	65	SOLD	91	SOLD
15	\$3,000	40	CRESCENT	66	SOLD	92	SOLD
16	\$2,000	41	SOLD	67	CRESCENT	93	SOLD
17	\$3,000	42	SOLD	68	SOLD	94	SOLD
18	\$0	43	SOLD	69	SOLD	95	SOLD
19	VILANO	44	SOLD	70	SOLD	96	SOLD
20	SOLD	45	SOLD	71	SOLD	97	SOLD
21	SOLD	46	SOLD	72	SOLD	98	SOLD
22	SOLD	47	SOLD	73	SOLD	99	SOLD
23	SOLD	48	SOLD	74	SOLD	100	SOLD
24	\$2,000	49	SOLD	75	SOLD	101	SOLD
25	\$2,000	50	SOLD	76	SOLD	102	MODEL
26	\$2,000	51	SOLD	77	SOLD		

Price adjustment for each homesite does not guarantee the permanency of any existing vegetation, view or any other attribute of the homesite. 04/12/2019

*Inventory home