

SILVERLEAF VILLAGE

ST. AUGUSTINE

• MASTERCRAFT •

ABOUT

SILVERLEAF VILLAGE

MasterCraft is building new semi-custom homes in SilverLeaf Village, a premier neighborhood within SilverLeaf, a new master-planned community in St. Johns County, Florida. SilverLeaf is a family-friendly, amenity-rich, new home community where you can live, work, and play. Situated on more than 8,500 acres of natural splendor, SilverLeaf brings you closer to nature with over 3,500 acres of pristine conservation land. Most of our homesites offer preserve and lake views providing an exceptional sense of serenity and privacy. SilverLeaf

rivals Nocatee in size and amenities, but with one big difference ... \$0 CDD fees. Residents enjoy many resort-style amenities without having to pay a premium. Planned amenities include miles of bicycle and walking paths, swimming pools and splash park, sports fields, dog park, tennis and pickle ball courts, and many neighborhood parks and playgrounds. SilverLeaf is also zoned for almost 2 million square feet of mixed use and commercial space for convenient access to dining, shopping, medical and other business services.



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

SILVERLEAF VILLAGE

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 low VOC Wall paint in 6 color choices - stylish, environmentally safe and durable
- ◆ 5 1/4" base moulding
- ◆ 3 1/4" door casing
- ◆ Solid core interior doors on all bedrooms, bathrooms and laundry room
- ◆ 6'8" tall interior doors throughout
- ◆ Ceiling fan prewire in study, family room, all bedrooms and at rear lanai
- ◆ Family foyer drop zone with USB outlet
- ◆ Samsung top load washer and gas dryer with moisture sensor
- ◆ Dedicated laundry room with space for washer and dryer side-by-side
- ◆ 9' tall ceilings throughout (per plan)
- ◆ First two stair treads are stained wood (per plan)
- ◆ 17" ceramic tile floors in foyer, kitchen, breakfast nook, family room, laundry, first floor flex room, first floor halls and all baths
- ◆ Decorative light fixtures by Kichler
- ◆ Stain resistant carpet by shaw with five-year warranty and 6 lb pad
- ◆ 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
- ◆ Recessed lighting in kitchen, hallways, and showers (per plan)
- ◆ Room for secondary refrigeration at pantry or laundry room (per plan)

GOURMET MASTERCRAFT KITCHENS

- ◆ 42" upper cabinets with crown moulding in choice of colors and style
- ◆ Solid wood cabinet doors and dovetailed drawers with soft close feature
- ◆ Granite countertops with choice of undermount stainless steel sink
- ◆ Samsung 30" freestanding 5-burner gas range with convection oven for faster, more even baking and roasting
- ◆ Samsung top control dishwasher with stainless steel interior, stormwash, third rack and auto-release features
- ◆ Samsung over-the-range microwave hood combination with led display
- ◆ Hood directly vented to exterior
- ◆ Samsung side-by-side refrigerator with LED lighting, digital display, external water and ice dispenser
- ◆ California style kitchen island
- ◆ Moen stainless finish single lever pullout faucet with lifetime warranty
- ◆ Choice of cabinet pulls and knobs
- ◆ Moen 1/2 hp compact garbage disposal with VORTEX motor and convenient countertop switch
- ◆ Enlarged pantries

PERSONAL ATTENTION & WARRANTIES

- ◆ Personal design center appointment
- ◆ Smart home technology design appointment
- ◆ Pre-construction meeting to review final selections and plans
- ◆ Pre-drywall orientation
- ◆ Homeowner orientation

Page 2 of 2 (Cont.)

- ◆ Builder representative to accompany you at closing
- ◆ One-year mastercraft warranty
- ◆ Ten-year structural warranty through centricity
- ◆ Three year limited factory warranty on all samsung appliances*
- ◆ One-year termite monitoring with advanced bait station including repair bond up to \$1,000,000

LUXURIOUS MASTER BATHROOMS

- ◆ Moen Eva chrome faucets with lifetime warranty
- ◆ Raised height vanities in your choice of color and style with porcelain undermount sinks
- ◆ Choice of quartz or granite vanity countertops
- ◆ Solid wood cabinet doors and dovetailed drawers with soft close feature
- ◆ Choice of cabinet pulls and knobs
- ◆ 3/8" clear glass frameless shower enclosure
- ◆ Moen oversized chrome showerheads
- ◆ Shower walls tiled from floor to ceiling
- ◆ Separate toilet room for privacy
- ◆ Vanity sized mirror with overhead decorative lighting

LUXURIOUS SECONDARY BATHROOMS

- ◆ Moen Eva chrome faucet(s) with lifetime warranty
- ◆ Raised height vanities in your choice of color and style, with porcelain undermount sink(s)
- ◆ Solid wood cabinet doors with dovetailed drawers with soft close feature
- ◆ Choice of cabinet pulls and knobs
- ◆ Choice of quartz or granite vanity countertops
- ◆ Tub/shower walls tiled to ceiling
- ◆ Moen oversized chrome showerheads
- ◆ Durable porcelain coated steel tub(s)

ENERGY SAVING AND ADVANCED CONSTRUCTION FEATURES

- ◆ Residential energy guarantee through centricity
- ◆ Site specific HERS energy rating which provides your home an individualized efficiency score
- ◆ Natural gas piping to range, water heater, dryer and rear lanai
- ◆ Rinnai tankless gas water heater
- ◆ R19 wall insulation
- ◆ R38 ceiling insulation
- ◆ Superior 2x6 exterior wall construction
- ◆ Low-e double pane vinyl frame tilt-out windows
- ◆ Lennox 16 SEER high efficiency, 2-stage, heating and cooling system(s) with variable speed air handler
- ◆ LED bulbs in all lighting fixtures including recessed can

lights

- ◆ LED strip lighting in garage, laundry room and walk-in closets
- ◆ Toto elongated "universal" (raised) height toilets in all bathrooms with 1.28 Gallons per flush
- ◆ High quality advantech sub floor on 2nd stories for more quiet and solid feeling floors
- ◆ Innovative zip system wall sheathing to minimize air leakage and provide greater structural durability
- ◆ Synthetic roof underlayment for greater protection
- ◆ Easy access emergency water shut-off valve in garage

CLASSIC EXTERIORS

- ◆ 8' Thermatru entry door with glass insert
- ◆ 6" seamless gutters with downspouts on the front elevation
- ◆ Architectural shingles by owens corning with limited lifetime warranty
- ◆ Finished garage with oversized 8' tall insulated garage doors for better access with glass insert panel for light within & curb appeal (per plan)
- ◆ Decorative coach light(s) at garage
- ◆ Ultra quiet garage door opener
- ◆ Attractive Florida friendly landscape package with full irrigation and sodded yard
- ◆ Full paver driveway and leadwalk
- ◆ Two sets of flood lights off rear of home
- ◆ Superior low-maintenance cementitious siding by James Hardie
- ◆ Covered rear lanai
- ◆ Weatherproof electrical outlet at front and rear of home
- ◆ Low maintenance vinyl soffit and aluminum fascia with choice of color
- ◆ Two hose bib locations

HI-TECH FEATURES

- ◆ Samsung SmartThings hub to control a wide range of connected devices
- ◆ Security system with motion sensor, contacts on all windows & doors, and three (3) months free monitoring with remote access capability
- ◆ Kwikset Dakota handle at front door with smartcode electronic deadbolt
- ◆ Ecobee 3 lite Wi-Fi enabled / lifestyle customizable thermostat
- ◆ Up to 8 locations of customer choice of CAT6 or RG6 prewires for connectivity and flexibility
- ◆ 30" Structured wiring panel
- ◆ Tv prep conduit in one location of your choosing

*See sales associate for details

HIGHER STANDARDS 2.0

SILVERLEAF VILLAGE

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 low VOC wall paint in 6 color choices - stylish, environmentally safe and durable
- ◆ 5 1/4" base moulding
- ◆ 3 1/4" door casing
- ◆ Solid core interior doors on all bedrooms, bathrooms and laundry room
- ◆ 8' tall interior doors throughout first floor
- ◆ Ceiling fan prewire in study, family room, all bedrooms and at rear lanai
- ◆ Family foyer drop zone with usb outlet
- ◆ Samsung top load washer and gas dryer with moisture sensor
- ◆ Oversized laundry room with space for washer, dryer, utility sink, and cabinets.
- ◆ 10' tall ceilings downstairs and 9' tall ceilings upstairs
- ◆ First two stair treads are stained wood (per plan)
- ◆ 17" ceramic tile floors in foyer, kitchen, breakfast nook, family room, laundry, first floor flex room, first floor halls and all baths
- ◆ Stain resistant carpet by shaw with five-year warranty and 6 lb pad
- ◆ Decorative light fixtures by Kichler
- ◆ 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
- ◆ Recessed lighting in kitchen, hallways, and showers
- ◆ 6' windows downstairs and 5' windows upstairs
- ◆ Room for secondary refrigerator in pantry or Laundry room

GOURMET MASTERCRAFT KITCHENS

- ◆ 42" Upper cabinets with crown moulding in choice of colors and style
- ◆ Solid wood cabinet doors and dovetailed drawers with

soft close feature

- ◆ Granite countertops with choice of undermount stainless steel sinks
- ◆ Samsung 36" stainless steel gas cooktop with powerful heat and precise control
- ◆ Samsung top control dishwasher with stainless steel interior, linearwash technology, flex tray and auto-release features
- ◆ Samsung built-in convection microwave and convection wall oven with digital display and smart control
- ◆ Samsung 36" under-cabinet stainless steel vent hood, vented to the outside
- ◆ Samsung side-by-side refrigerator with LED lighting, digital display, external water and ice dispenser
- ◆ California style kitchen island with cabinetry storage and finished paneling
- ◆ Moen stainless finish single lever pullout faucet with lifetime warranty
- ◆ Choice of cabinet pulls and knobs
- ◆ Moen 1/2 HP compact garbage disposal with VORTEX Motor and convenient countertop air switch

PERSONAL ATTENTION & WARRANTIES

- ◆ Personal design center appointment
- ◆ Smart Home technology design appointment
- ◆ 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
- ◆ Ten-Year structural warranty through centricity
- ◆ Three Year limited factory warranty on all Samsung appliances*

Page 1 of 2 (continued on next page)

11/04/21

Page 2 of 2 (Cont.)

- ◆ One-Year termite monitoring with advanced bait Station including repair bond up to \$1,000,000

LUXURIOUS MASTER BATHROOMS

- ◆ Upgraded 8" widespread moen eva chrome faucets with lifetime warranty
- ◆ Raised height vanities in your choice of color and style with porcelain undermount sinks
- ◆ Choice of quartz or granite vanity countertops
- ◆ Solid wood cabinet doors and dovetailed drawers with soft close feature
- ◆ Choice of cabinet pulls and knobs
- ◆ 3/8" clear glass frameless shower enclosure
- ◆ Oversized shower with 7" Moen Waterhill "goose neck" shower arm and head
- ◆ Shower walls tiled from floor to ceiling
- ◆ Separate toilet room for privacy
- ◆ Vanity sized mirror with overhead decorative lighting

LUXURIOUS SECONDARY BATHROOMS

- ◆ Moen eva chrome faucet(s) with lifetime warranty
- ◆ Raised height vanities in your choice of color and style, with porcelain undermount sink(s)
- ◆ Solid wood cabinet doors with dovetailed drawers with soft close feature
- ◆ Choice of cabinet pulls and knobs
- ◆ Choice of quartz or granite vanity countertops
- ◆ Tub/shower walls tiled to ceiling
- ◆ Moen oversized chrome showerheads
- ◆ Durable porcelain coated steel tub(s)

ENERGY SAVING AND ADVANCED CONSTRUCTION FEATURES

- ◆ Residential energy guarantee through centricity
- ◆ Site specific HERS energy rating which provides your home an individualized efficiency score
- ◆ Natural gas piping to cooktop, water heater, dryer and rear lanai
- ◆ Rinnai tankless gas water heater
- ◆ R19 wall insulation
- ◆ R38 ceiling insulation
- ◆ Superior 2x6 exterior wall construction
- ◆ LOW-E double pane vinyl frame tilt-out windows
- ◆ Lennox 16 SEER high efficiency, 2-stage, heating and cooling system(s) with variable speed air handler
- ◆ LED bulbs in all lighting fixtures including recessed can lights
- ◆ LED strip lighting in garage, laundry room and walk-in closets
- ◆ Toto elongated "universal" (raised) height toilets in all

- ◆ bathrooms with 1.28 Gallons per flush
- ◆ High quality AdvanTech sub floor on 2nd stories for more quiet and solid feeling floors
- ◆ Innovative Zip System wall sheathing to minimize air leakage and provide greater structural durability
- ◆ Synthetic roof underlayment for greater protection
- ◆ Easy access emergency water shut-off valve in garage

CLASSIC EXTERIORS

- ◆ 8' Thermatru entry door with glass insert
- ◆ 6" Seamless gutters with downspouts on the front elevation
- ◆ Architectural shingles by owens corning with limited lifetime warranty
- ◆ Finished garage with oversized 8' tall insulated garage doors for better access with glass insert panel for light within & curb appeal (per plan)
- ◆ Ultra quiet garage door opener
- ◆ Attractive Florida friendly landscape package with full irrigation and sodded yard
- ◆ Full paver driveway and leadwalk
- ◆ Decorative coach light(s) at garage
- ◆ Two sets of flood lights off rear of home
- ◆ Superior low-maintenance cementitious siding by james hardie
- ◆ Covered rear lanai
- ◆ Weatherproof electrical outlet at front and rear of home
- ◆ Low maintenance vinyl soffit and aluminum fascia with choice of color
- ◆ Two hose bib locations

HI-TECH FEATURES

- ◆ Samsung SmartThings hub to control a wide range of connected devices
- ◆ Security system with motion sensor, contacts on all windows & doors, and three (3) months free monitoring with remote access capability
- ◆ Kwikset Dakota handle at front door with smartcode electronic deadbolt
- ◆ Ecobee 3 lite Wi-Fi enabled / lifestyle customizable thermostat
- ◆ Up to 8 locations of customer choice of CAT6 or RG6 prewires for connectivity and flexibility
- ◆ 30" structured wiring panel
- ◆ TV prep conduit in one location of your choosing

*See sales associate for details

11/04/21

PRICING

SILVERLEAF VILLAGE

43' SERIES

PLAN NAME	SQ.FT. RANGE	BED	BATH	GARAGE	STORIES	MASTER FLOOR	COASTAL	CRAFTSMAN	FARMHOUSE
LILLY	1,480	3	2	2	1	1st	\$447,000	n/a	\$454,000
LORALIE*	1,732	3	2	2-3	1	1st	\$476,000	\$472,000	n/a
AIDEN	2,016-2,063	3-4	2.5	2	2	1st	\$520,000	n/a	\$520,000

53' SERIES

SEE HOMESITE ADJUSTMENT SHEET FOR QUICK START AND SPEC HOME OPPORTUNITIES

63' SERIES

SEE HOMESITE ADJUSTMENT SHEET FOR QUICK START AND SPEC HOME OPPORTUNITIES

*Model Home.

Prices subject to change without notice. 1/27/2022



SilverLeaf Village - Available Homesites – 43's

Lot 144 - \$10,000

Lot 145 - \$10,000

Lot 147- \$12,000

Lot 149 - \$12,000

Lot 150 - \$10,000

Lot 151 - \$10,000

Lot 152 - \$10,000

Lot 153- \$10,000

Lot 218 - \$8,000

Lot 221 - \$3,000

Lot 223 - \$3,000

Lot 434 - \$3,000

Lot 435 - \$0

Lot 436 - \$0

Lot 437 – Lilly Coastal future Move-In-Ready Home – Construction Starting Soon!

Lot 439 – Aiden Farmhouse future Move-In-Ready Home – Construction Starting Soon!

Lot 467 - \$8,000

SilverLeaf Village - Available Homesites – 53's

Lot 248 - Jasper Craftsman Spec - ready to start

SilverLeaf Village - Available Homesites – 63's

Lot 290 - Tucker Farmhouse Quick Start Spec – ready to start, select your design colors

Lot 332 - Tucker Craftsman future Move-In-Ready Home – Construction Starting Soon!