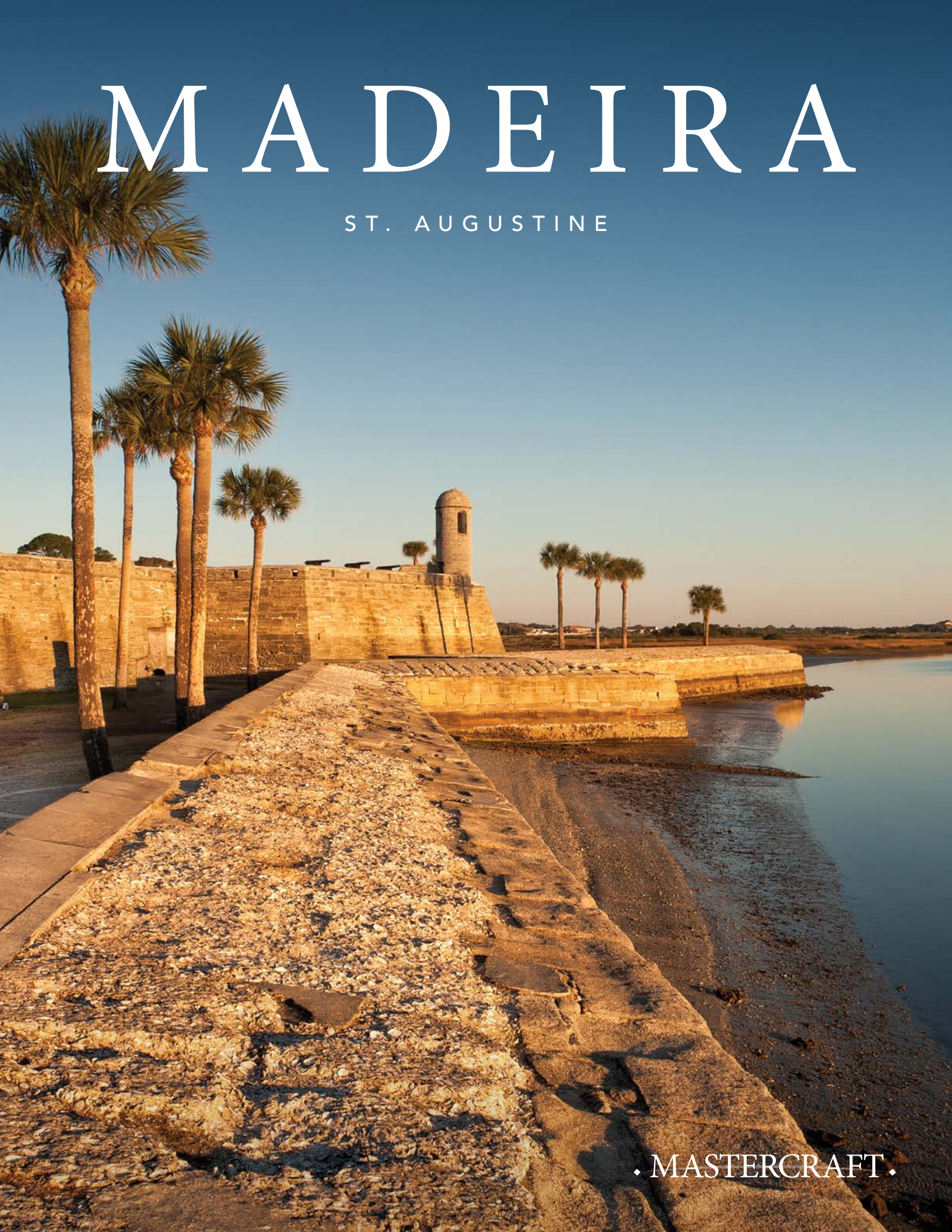


MADEIRA

ST. AUGUSTINE

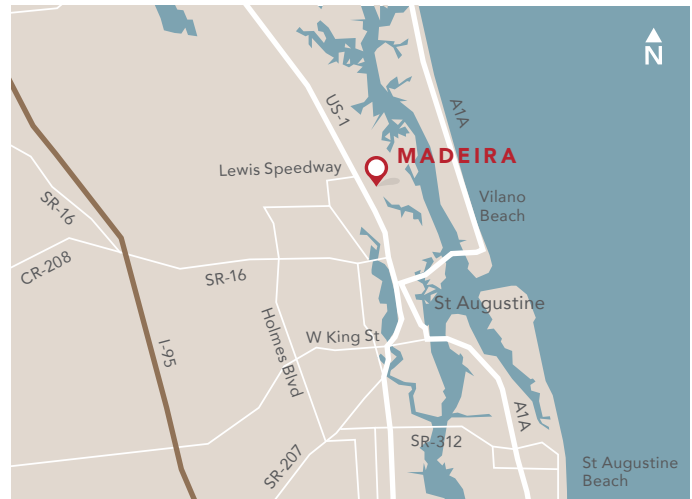


• MASTERCRAFT •

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.



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 vent hood
- ◆ 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

(continued on next page)

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- ◆ 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
- ◆ 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 (except Spanish plans)
- ◆ 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, motion sensor and 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)

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PRICING

MADEIRA

65' HOME SITE FLOOR PLAN	SQ. FEET	BED	BATH	COASTAL	CRAFTSMAN	FARMHOUSE	BUNGALOW	SPANISH
ROBINSON	1,798	2	2	\$328,000	\$335,000	\$336,000		
WITH BONUS & 1/2 BATH	2,271	2	2.5	\$364,000	\$371,000	\$372,000		
WITH BONUS, BEDROOM & FULL BATH	2,599	3	3	\$379,000	\$386,000	\$387,000		
TOLOMATO	2,197	2	2	\$354,000	\$363,000	\$364,000		\$368,000
WITH BONUS & FULL BATH	2,845	2	3	\$399,000	\$408,000	\$409,000		\$413,000
WITH BONUS, BEDROOM & FULL BATH	3,020	3	3	\$409,000	\$418,000	\$419,000		\$423,000
CASA COLA	2280	3	2.5	\$368,000	\$374,000	\$375,000		
SAN SEBASTIAN	2,499	3	2.5	\$379,000	\$387,000	\$389,000		\$391,000
WITH BONUS & 1/2 BATH	2,944	3	2 full/2 half	\$409,000	\$417,000	\$419,000		\$421,000
WITH BONUS, BEDROOM & FULL BATH	3,241	4	3.5	\$424,000	\$432,000	\$434,000		\$436,000
75' HOME SITE FLOOR PLAN	SQ. FEET	BED	BATH	COASTAL	CRAFTSMAN	FARMHOUSE	BUNGALOW	SPANISH
CASA COLA	2,280	3	2.5	\$381,000	\$387,000	\$388,000		
SAN SEBASTIAN	2,499	3	2.5	\$392,000	\$400,000	\$402,000		\$404,000
WITH BONUS & 1/2 BATH	2,944	3	2 full/2 half	\$427,000	\$435,000	\$437,000		\$439,000
WITH BONUS, BEDROOM & FULL BATH	3,241	4	3.5	\$442,000	\$450,000	\$452,000		\$454,000
GUANA	2,540	3	2	\$393,000	\$397,000	\$399,000		\$426,000
WITH BONUS, BEDROOM & FULL BATH	3,273	4	3	\$433,000	\$437,000	\$439,000		\$466,000
MATANZAS	2,786	3	2.5	\$408,000	\$411,000	\$411,000	\$417,000	\$421,000
WITH BONUS, BEDROOM & FULL BATH	3,564	4	3.5	\$458,000	\$461,000	\$461,000	\$467,000	\$471,000
SANDPIPER	2,987	4	3	\$436,000		\$455,000	\$442,000	\$456,000
WITH BONUS	3,744	5	4	\$486,000		\$505,000	\$492,000	\$506,000
SPOONBILL	3,184	4	3	\$448,000		\$457,000	\$455,000	
EGRET	3,621	4	3	\$472,000		\$482,000	\$481,000	\$492,000
OSPREY	3,868	5	4	\$484,000		\$497,000	\$489,000	
HERON	4,071	5	4.5	\$502,000		\$514,000	\$512,000	\$529,000
85' HOME SITE FLOOR PLAN	SQ. FEET	BED	BATH	COASTAL	CRAFTSMAN	FARMHOUSE	BUNGALOW	SPANISH
GUANA	2,540	3	2	\$408,000	\$412,000	\$414,000		\$441,000
WITH BONUS	3,273	4	3	\$448,000	\$452,000	\$454,000		\$481,000
MATANZAS	2,786	3	2.5	\$423,000	\$426,000	\$426,000	\$432,000	\$436,000
WITH BONUS, BEDROOM & FULL BATH	3,564	4	3.5	\$473,000	\$476,000	\$476,000	\$482,000	\$486,000
SANDPIPER	2,987	4	3	\$451,000		\$470,000	\$457,000	\$471,000
WITH BONUS	3,744	5	4	\$501,000		\$520,000	\$507,000	\$521,000
SPOONBILL	3,184	4	3	\$463,000		\$472,000	\$470,000	
EGRET	3,621	4	3	\$487,000		\$497,000	\$496,000	\$507,000
OSPREY	3,868	5	4	\$499,000		\$512,000	\$504,000	
HERON	4,071	5	4.5	\$517,000		\$529,000	\$527,000	\$544,000

Prices subject to change without notice. 11/19/18