

# SHEARWATER

• MASTERCRAFT •



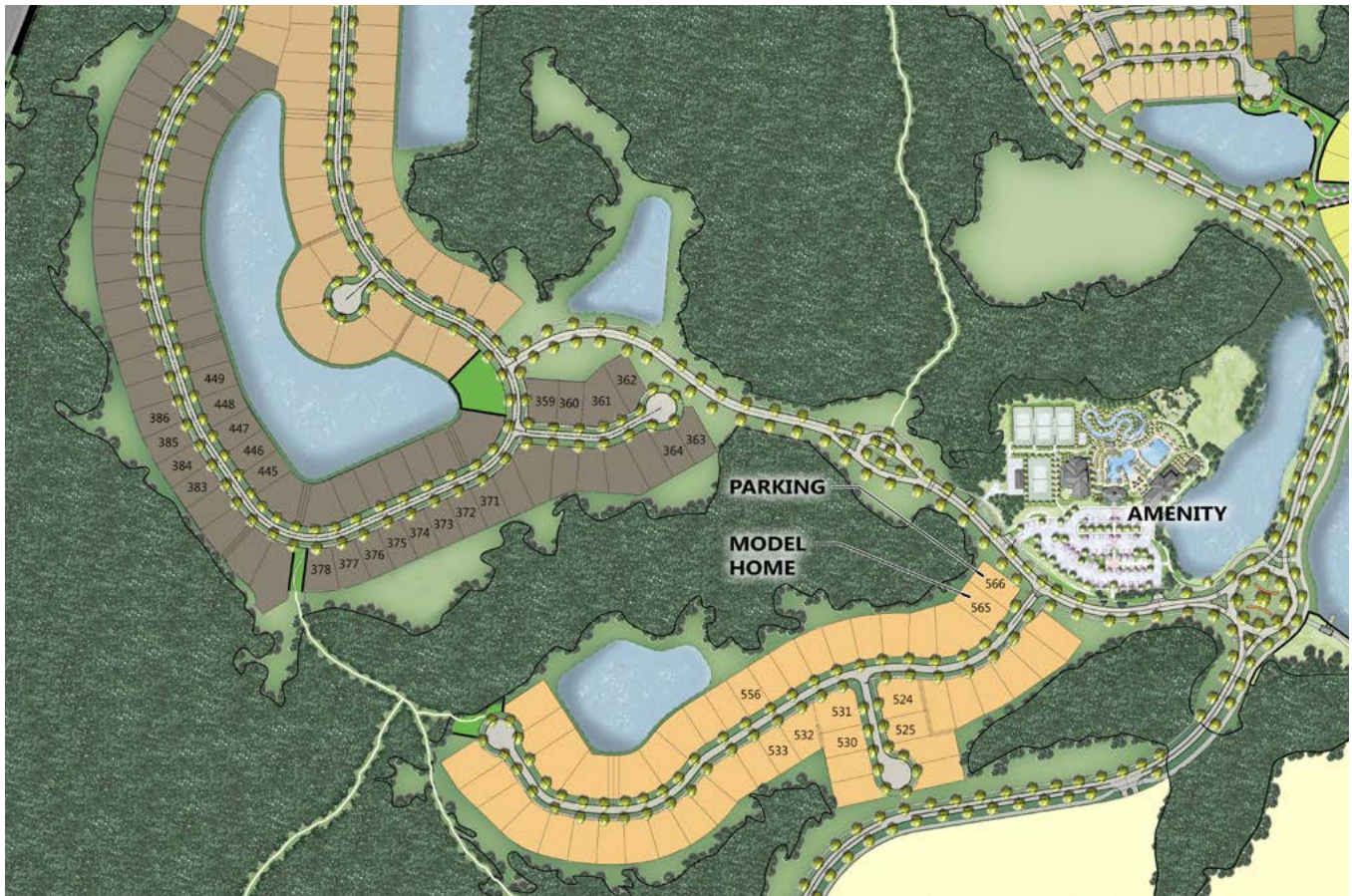
# ABOUT

## SHEARWATER

MasterCraft is building new homes in The Trails and The Woodlands, two of Shearwater's most exclusive neighborhoods. Both The Trails and The Woodlands offer large homesites and are located close to the Kayak Club, Shearwater's main amenities center. The Woodlands is Shearwater's only gated enclave. Each of our homesites in The Woodlands offers preserve and lake views each providing an exceptional sense of serenity and privacy.



Stay active. Be outdoors. Enjoy life. Shearwater is 1,520 acres of natural splendor including 15 miles of walking trails, playgrounds, dog parks, community garden, and access to Trout Creek that connects to the St. Johns River. The Kayak Club offers resort-style amenities, such as two pools, a lazy river, three-story water slide, Har-tru tennis courts, playground, and state-of-the-art exercise rooms.



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

S H E A R W A T E R

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 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

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- ◆ 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-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

## 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

## SHEARWATER

PLAN NAME	ELEVATION	SQ. FEET	BED	BATH	GARAGE	STORY	BASE PRICE
<b>MATANZAS II</b>	Coastal Traditional	2,853	3	2.5	3-Car	2	\$474,000
	Florida Bungalow	2,853	3	2.5	3-Car	2	\$484,000
	Florida Farmhouse	2,853	3	2.5	3-Car	2	\$479,000
<b>SANDPIPER</b>	Coastal Traditional	2,987	4	3	3-Car	1	\$490,000
	Florida Bungalow	2,987	4	3	3-Car	1	\$493,000
	Florida Farmhouse	2,987	4	3	3-Car	1	\$496,000
<b>SPOONBILL</b>	Coastal Traditional	3,184	4	3	3-Car	1	\$495,000
	Florida Bungalow	3,184	4	3	3-Car	1	\$500,000
	Florida Farmhouse	3,184	4	3	3-Car	1	\$498,000
<b>MATANZAS II WITH BONUS</b>	Coastal Traditional	3,563	4	3.5	3-Car	2	\$524,000
	Florida Bungalow	3,563	4	3.5	3-Car	2	\$534,000
	Florida Farmhouse	3,563	4	3.5	3-Car	2	\$529,000
<b>EGRET</b>	Coastal Traditional	3,621	4	3	3-Car	2	\$539,000
	Florida Bungalow	3,621	4	3	3-Car	2	\$546,000
	Florida Farmhouse	3,621	4	3	3-Car	2	\$547,000
<b>SANDPIPER WITH BONUS</b>	Coastal Traditional	3,744	5	4	3-Car	2	\$536,000
	Florida Bungalow	3,744	5	4	3-Car	2	\$540,000
	Florida Farmhouse	3,744	5	4	3-Car	2	\$548,000
<b>OSPREY</b>	Coastal Traditional	3,868	5	4	3-Car	2	\$547,000
	Florida Bungalow	3,868	5	4	3-Car	2	\$550,000
	Florida Farmhouse	3,868	5	4	3-Car	2	\$558,000
<b>HERON</b>	Coastal Traditional	4,071	5	4.5	4-Car	2	\$567,000
	Florida Bungalow	4,071	5	4.5	4-Car	2	\$575,000
	Florida Farmhouse	4,071	5	4.5	4-Car	2	\$577,000

Prices subject to change without notice. 05/22/19