

THE MAGDALINE

4 BEDROOM | 4 BATH | 3 CAR GARAGE | POOL HOME | 5,181 SQ. FT.



MAGDALINE MODEL DETAILS	
LIVING 1ST FLOOR	3,057 SQ FT
LIVING BONUS ROOM	585 SQ FT
TOTAL LIVING	3,642 SQ FT
GARAGE	978 SQ FT
ENTRY	74 SQ FT
LANAI	487 SQ FT
TOTAL	5,181 SQ FT

Call **863-272-9394**

EasyHomes123.com

5337 N. SOCRUM LOOP ROAD, #338, | LAKELAND, FL 33809

STANDARD SPECIFICATION FOR EASY HOMES 123, LLC NEW HOMES

PERMITTING

- COUNTY/CITY BUILDING PERMIT
- SEPTIC IF APPLICABLE - UP TO \$4,000 FOR SEPTIC
- ¾" WATER TAP SERVICE - \$2000 ALLOWANCE
- SITE SURVEY - \$400

SITE

- LOT CLEARING - UP TO \$400
- YARD 4 - 18 YARD LOADS
- DRIVEWAY - 16 FEET - 50 FT LENGTH
- CONCRETE - 2500 PSI - WITH FIBER
- 4 FOOT SIDEWALK FROM DRIVEWAY TO ENTRANCE
- CONCRETE PAD AT EXTERIOR DOORS

STRUCTURE

- HOMES INDIVIDUALLY CERTIFIED BY LICENSED ENGINEER TO MEET HURRICANE CODES
- FOUNDATION TO BE 3 COURSE STEM WALL
- SUPERIOR FOUNDATION SLAB 3000 PSI PLUS FIBER MESH
- SOLID POURED LINTEL AND ALL CORNERS TIE BEAM
- 1/2" OSD RADIANT BARRIER ROOM DECK
- OFF RIDGE ATTIC VENTS
- VENTILATED SOFFIT VENTS
- FOLDING ATTIC STAIRWELL
- INTERIOR TRIM 16" ON CENTER

APPLIANCES

- BLACK OR STAINLESS STEEL SIDE BY SIDE FRIGIDAIRE WITH ICE-WATER, GLASS TOP STOVE, SPACE SAVING MICRO HOOD, DISHWASHER
- VENTED MICRO HOOD THROUGH ROOF

EXTERIOR

- 30 YEAR ARCHITECTURAL SHINGLE
- BEHR CONCRETE STAIN ON GARAGE AND PORCHES
- FRENCH DOORS WITH BLIND - LANAI AREA
- DECORATIVE FRONT DOOR - UP TO \$300 FIBER GLASS
- 20 MIN STEEL DOOR FOR GARAGE ENTRY
- 2 CAR GARAGE - 1 DOOR OPENER - 2 REMOTES
- 3 CAR GARAGE - 2 OPENERS - 2 DUAL REMOTES
- BEHR SATIN 20 YEAR MASONRY STUCCO PAINT, KILZ PRIMER, SEAL CRETE BLOCK SEALER
- SEMI GLOSS TRIM BEHR PAINT

ENERGY SAVING

- R-30+ IF AVAILABLE - ATTIC INSULATION LIVING AREA
- FOAM FILLED BLOCK IN LIVING AREA
- R-13 INSULATED GARAGE WALL
- VINYL INSULATED LOW-E WINDOWS
- 15 SEER HIGH EFFICIENCY HEAT-AIR SYSTEM
- ALL HOMES EXCEED FL ENERGY CODE - ENERGY STAR CERTIFIED

PLUMBING

- 3 EXTERIOR HOSE BIBS
- 50 GALLON HYBRID WATER HEATER
- ELONGATED TOILET WATER SAVER
- DELTA VALVES IN SHOWERS
- 2 BOWL KITCHEN SINK WITH PULL OUT SPRAYER
- ICEMAKER FOR REFRIGERATOR
- RECESSED WASHER BOX
- FIBERGLASS TUB - SHOWER IN HALL, SHOWER IN MASTER

INTERIOR

- DRYWALL CEILING-WALLS KNOCKDOWN
- FINISHED WALLS AND CEILING IN GARAGE AREA
- INTERIOR TRIM DOORS PAINTED (SEMI-GLOSS)
- 5-1/4" BASEBOARD STANDARD THROUGHOUT
- WOOD WINDOW SILLS-WRAPPED AROUND WINDOWS
- VANITY MIRRORS
- DOUBLE VENTILATED CLOSET SHELVES IN ALL CLOSETS
- CARPET ALLOWANCE \$13 SQ IN BEDROOMS
- 20-20 CERAMIC FLOORING INSTALLED IN FOYER, KITCHEN, NOOK, LIVING, LAUNDRY AND BATHROOMS
- ALL WOOD CABINETS IN KITCHEN AND BATH
- HIGH DEFINITION FORMICA COUNTER TOPS

ELECTRICAL

- 200 AMP SERVICE SQ D PANEL BOX
- UNDERGROUND-OVERHEAD \$400 ALLOWANCE
- STANDARD LIGHTING PACKAGE PER PLAN, LED RECESSED, FLORESCENT LIGHTS, DOORBELL
- CEILING FANS- BUILDER GRADE FANS IN BEDROOM, LIVING ROOM
- UPGRADED EXHAUST FANS IN BATHS
- 2-WEATHERPROOF BOXES EXTERIOR
- STANDARD RECEPTACLES AND SWITCHES
- 5 PREWIRED TV-CABLE JACKS -PHONE