

Groza Builders, Inc.

Celestial Features

Lic# CGC023870

Specifications are subject to change without notice.
Details may vary based on plan selection and location.

PORT ST. LUCIE

Building Permits

- Impact Fees (up to \$13,500)
- Survey for 80' x 125' lot
- Well up to 60', ¾HP pump w/septic system for typical home or Water/Sewer
- 150 Amp. Electric Service
- Termite Protection, Pre-Treat

Structural Features

- CBS Construction
- 5/8" Plywood Roof Sheathing
- Engineered Certified Trusses
- Metal Interior Framing
- C-PVC Supply Lines
- PVC Waste
- Steel Reinforced Monolithic Slab w/2500 psi concrete

Inspections & Warranties

- Two Walk-through Inspections – If Available
- One Year Limited Builder Warranty
- Ten Year Limited Structural Warranty

Color Selections

- Roof Shingles
- Exterior Paint and Trim
- Carpet
- Ceramic Tile Flooring in White or Beige
- Countertop
- Cabinets
- Front Door Color

Interior Features

- Marble Window Sills
- 6 Panel HDBD Interior Doors
- CAT 5 Electrical Wiring
- Decorative Colonial Trim (casing and baseboard)
- ½" Drywall
- California Knockdown Ceilings and Orange Peel Walls
- Plant Shelves (per plans)
- Expansive volume ceilings
- Ventilated shelving in closets
- Woodstar Cabinets
- Kitchen Cabinets-staggered w/crown molding
- Granite Kitchen Countertop
- Dual Compartment Stainless Steel sink - Undermount
- Ice Maker Line
- Whirlpool Appliances- Stainless/Black:
Range Self-Clean #RF261PXS
Microwave #MH1170XS
Dishwasher #DU810SWPQ
Refrigerator #ED5FHXT
- Steel Tub w/Ceramic Wall Tile
- Single Lever Faucets
- Ceramic Tile Flooring Throughout excluding bedrooms (white or beige)
- Choice of Mohawk Select Carpet in bedrooms
- Cultured Marble Vanity Tops
- Coffered Ceiling in Master Bedroom w/4 ¼" crown molding
- Pre-wiring for Cable TV (4)
- Pre-wiring for Ceiling Fans (4)
- Pre-wiring for Phone Jacks (4)
- Garage Door Opener
- Smoke detectors
- Washer and Dryer Hookups
- Dryer Vent to outside
- Lever Door Knobs

Exterior Features

- Paneled Steel Garage Door
- Dead Bolt Entry Lock
- Door Chimes
- Architectural Fiberglass Roof Shingles, 30 year, fungus resistant
- Designer Stucco Exterior Walls
- Stucco Bands (per plans)
- Maintenance Free Aluminum Soffit and Fascia
- Aluminum Windows & Glass Sliding Doors w/Screens
- Exterior Hose Bibs (2)
- Exterior GFI Outlets (2)
- Concrete Driveway 16' wide up to 45' long & 3' sidewalk
- 9,000 Sq. Ft. Bahia Sod
- DM Hurricane Shutters

Energy Saving Features

- R-30 Insulation in Ceilings and 4.1 On Exterior Walls
- 50 Gallon Energy Efficient Hot Water Heater (fast recovery)
- Visqueen Vapor Barrier
- Energy Efficient Heating & Air Conditioning 13 Seer
- Fiberglass Entry Door
- Ridge Vent for Positive Air Flow in Attic

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