

# SHEARWATER



• MASTERCRAFT •

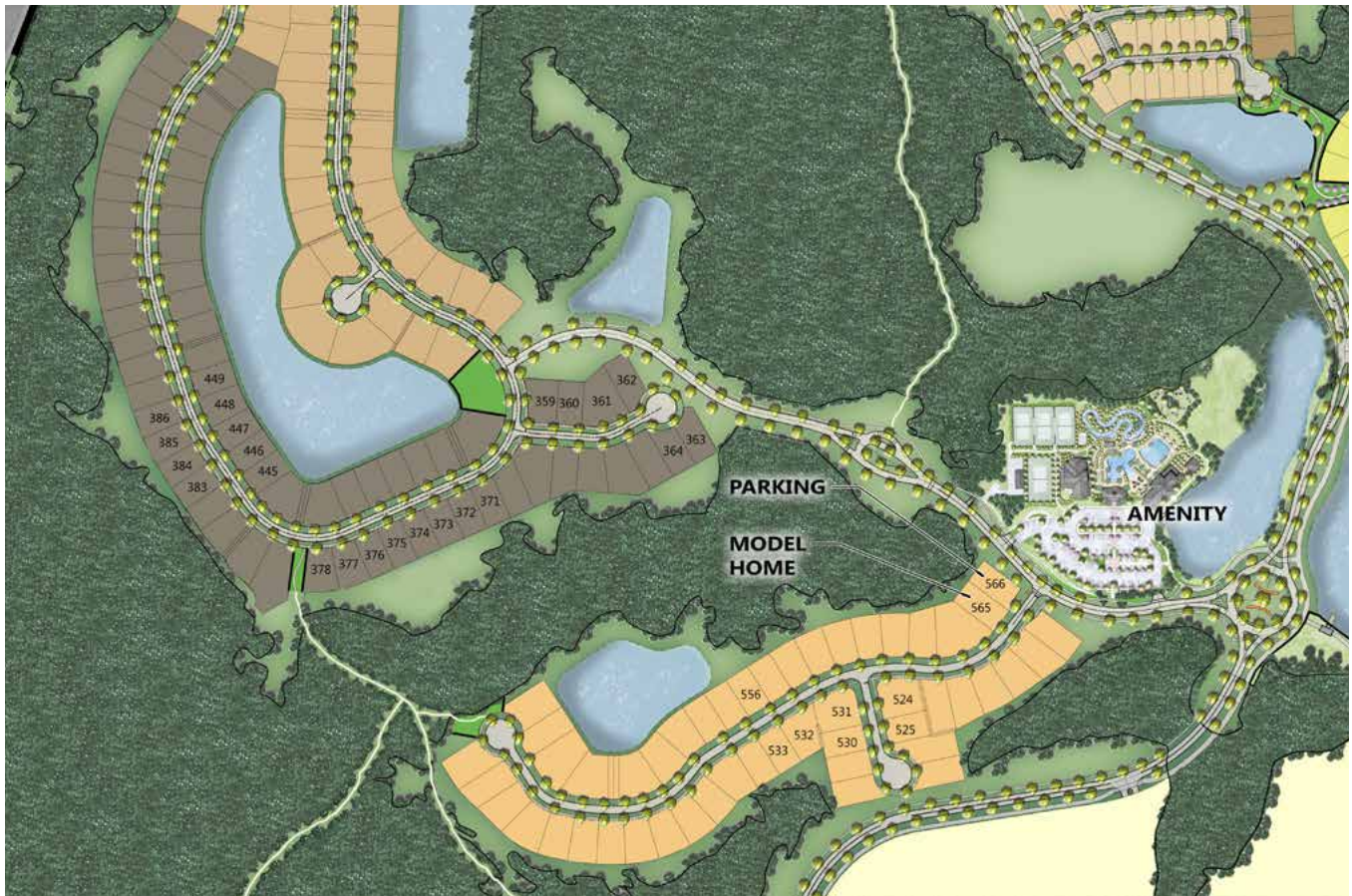
# ABOUT

## 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 wall paint in over 50 color choices - stylish, environmentally safe and durable
- ◆ Upgraded 5 1/4" base moulding
- ◆ Upgraded 3 1/4" door casing
- ◆ Safe 'n Sound 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 4.0 cu ft top load washer and 7.2 cu ft electric 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)
- ◆ 18" ceramic tile floors in foyer, kitchen, breakfast nook, family room, laundry, first floor halls and all baths
- ◆ Stain resistant carpet by Shaw with five-year warranty and 6 lb pad
- ◆ Upgraded decorative light fixtures (per plan) 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 (per plan)
- ◆ Elegant window casings in all first floor gathering rooms
- ◆ 12' sliding glass doors in family 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 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
- ◆ Hood directly vented to exterior
- ◆ Samsung 36" under-cabinet stainless steel vent hood
- ◆ Samsung 25 cu ft 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 faucet coordinating countertop mounted air switch
- ◆ Enlarged pantries with space for a 2<sup>nd</sup> refrigerator

## PERSONAL ATTENTION & WARRANTIES

- ◆ Personal design center appointment (up to 8 hours)
- ◆ Smart home technology design appointment

(continued on next page)

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(cont. Shearwater Higher Standards 2.0)

- ◆ 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
- ◆ 10-year structural warranty through Centricity
- ◆ Three year limited factory warranty on all Samsung appliances

### LUXURIOUS MASTER BATHROOM

- ◆ Elegant freestanding tub by Maax (per plan)
- ◆ 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

- ◆ Raised height vanities in your choice of color and style, with porcelain undermount sink(s)
- ◆ Solid wood cabinet doors with dovetailed drawers and 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
- ◆ Moen Eva chrome faucet(s) with lifetime warranty

### CLASSIC EXTERIORS

- ◆ 8' Therma-Tru entry door with glass insert (per plan)
- ◆ 6" seamless gutters with downspouts on the front elevation
- ◆ 50-year limited warranty architectural shingles by GAF
- ◆ Three-car finished garage with oversized 8' tall insulated garage doors for better access
- ◆ 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
- ◆ Decorative coach lights at garage
- ◆ Covered rear lanai
- ◆ Weatherproof electrical outlet at front and rear of home
- ◆ Low maintenance vinyl soffit and aluminum fascia
- ◆ Two hose bib locations

### ENERGY SAVINGS 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 2<sup>nd</sup> 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

### 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
- ◆ Flat panel TV prep in one location of your choosing

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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	\$494,000
	Florida Bungalow	2,853	3	2.5	3-Car	2	\$504,000
	Florida Farmhouse	2,853	3	2.5	3-Car	2	\$499,000
<b>SANDPIPER</b>	Coastal Traditional	2,987	4	3	3-Car	1	\$510,000
	Florida Bungalow	2,987	4	3	3-Car	1	\$513,000
	Florida Farmhouse	2,987	4	3	3-Car	1	\$516,000
<b>SPOONBILL</b>	Coastal Traditional	3,184	4	3	3-Car	1	\$515,000
	Florida Bungalow	3,184	4	3	3-Car	1	\$520,000
	Florida Farmhouse	3,184	4	3	3-Car	1	\$518,000
<b>MATANZAS II WITH BONUS</b>	Coastal Traditional	3,563	4	3.5	3-Car	2	\$544,000
	Florida Bungalow	3,563	4	3.5	3-Car	2	\$554,000
	Florida Farmhouse	3,563	4	3.5	3-Car	2	\$549,000
<b>EGRET</b>	Coastal Traditional	3,621	4	3	3-Car	2	\$559,000
	Florida Bungalow	3,621	4	3	3-Car	2	\$566,000
	Florida Farmhouse	3,621	4	3	3-Car	2	\$567,000
<b>SANDPIPER WITH BONUS</b>	Coastal Traditional	3,744	5	4	3-Car	2	\$556,000
	Florida Bungalow	3,744	5	4	3-Car	2	\$560,000
	Florida Farmhouse	3,744	5	4	3-Car	2	\$568,000
<b>OSPREY</b>	Coastal Traditional	3,868	5	4	3-Car	2	\$567,000
	Florida Bungalow	3,868	5	4	3-Car	2	\$570,000
	Florida Farmhouse	3,868	5	4	3-Car	2	\$578,000
<b>HERON</b>	Coastal Traditional	4,071	5	4.5	4-Car	2	\$587,000
	Florida Bungalow	4,071	5	4.5	4-Car	2	\$595,000
	Florida Farmhouse	4,071	5	4.5	4-Car	2	\$597,000

Prices subject to change without notice. 09/01/2020