

Gold Series

MIKE



MUNZ

Construction, Inc.

CGC037714 CPC043906 CCC056806

(561)290-6991
(561)290-5785 Fax

(772)237-7954
(772)777-1153 Fax

www.mikemunz.com



**MIKE MUNZ
CONSTRUCTION, INC.**
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...Building Your Future Home

Thank you for your interest in a Mike Munz home. Mike Munz Construction is a family owned and operated business that has been doing quality work in South Florida since 1986. Mike not only is a general contractor but is also a licensed pool and roof contractor plus a certified energy rater.

Mike Munz Construction, Inc. specializes in semi-custom homes and pools but also builds full custom homes and commercial structures. “Being a ‘semi-custom builder’, we can make changes to our floor plans to suit your lifestyle, or you can bring in your own plans. Every phase of the construction process is under our direct supervision and control. From concept, design and drafting, to feature and color selection, through pricing and permitting, we assure you that quality is being built in every home.”

Mike Munz Construction builds in many locations in southeast Florida’s: Palm Beach, Martin and Saint Lucie Counties. There is a model showcase sales centers located at 2912 SW Savona Blvd. Port Saint Lucie, FL 34953.

Our company is also affiliated with many professionals that are involved in the construction process. KEM Realty is an affiliate of Mike Munz Construction, Inc. KEM can help you with all of your land acquisition and resale needs. Other affiliates include mortgage brokers, title companies, property appraisers, engineers, surveyors and many more. For over thirty-five years we have specialized in designing and building quality homes that lend themselves to your unique lifestyle. Thank you for visiting our model home. We look forward to “Building Your Future Home.”

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GENERAL FEATURES

- ★ 1-10 Buyers Warranty
- ★ One year full Warranty on labor and materials
- ★ All plans can be modified to buyer's preference
- ★ Two Mike Munz Service Inspections during the first year; at pre-occupancy and before end of one year occupancy
- ★ 3-D shingles Architectural Self-sealing Class-A fire rated Fungus Resistant fiberglass Shingles
- ★ Steel insulated garage fire door with weather stripping
- ★ Termite soil poisoning treatment
- ★ Six mil. Visqueen under all concrete floors
- ★ Painted drywall and trim in garage
- ★ Painted stack and roof louvers per plan
- ★ Covered metal roof valley
- ★ Alarm system, requires 3 year contract
- ★ Attic light with switch
- ★ Two GFI utility electrical outlets in garage
- ★ 200 AMP electrical service
- ★ CBS stucco homes have stucco and concrete block perimeter walls with steel tie beam over columns tied to slab
- ★ Professionally engineered roof trusses with hurricane clips & straps for added protection
- ★ 5/8" 4-ply roof sheathing
- ★ Pre-wired for automatic garage door opener
- ★ Concrete patio per plan
- ★ 50 gallon rapid recovery water heater
- ★ Two decorative garage ceiling lights
- ★ Garage per plan
- ★ Door chime
- ★ Maximum sized air conditioner

LOT PREPARATION \$1500 ALLOWANCE

- ★ Clearing of building area: house plus approximately 25' feet around, drive to house, FPL path to house, path to well or water connection, drain field or path to sewer. Removal of non-indigenous vegetation outside the above mentioned building area.
- ★ Chipping cleared trees and vegetation or allowance leaving the mulched material piled on job site or removing them from the job site.
- ★ Grading for above mentioned activities and to provide positive drainage.
- ★ Digging of pond and clearing pond area, which yields approximately 60 truck loads of fill or imported fill and no pond. Any additional imported fill, septic sand and shell rock needed.
- ★ Compaction of building pad density
- ★ Culvert on non-paved road with one load of shell rock. Add concrete apron for paved road culvert or extra concrete driveway on city lots.
- ★ The cost for lot preparation varies depending on local circumstances and buyer preferences. Any possible mitigation is outside the house contract scope.



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INTERIOR FEATURES

- ★ Vaulted, volume, and tray ceilings per plan
- ★ All ceilings have hand trowled knockdown finish
- ★ Interior framing: wood and metal
- ★ Angled Drywall Corners
- ★ Panel doors. Various choices of design
- ★ Choice of trim paint color
- ★ Dead bolt locks on exit doors
- ★ Designer entry handle
- ★ Lever and round type door handles with privacy locks
- ★ Designer tiles to choose from
- ★ Panel and sliding mirrored closet doors
- ★ Light orange peel wall primer
- ★ Large bath wall mirrors/decorative medicine cabinets
- ★ Pull down Attic Stairs with light fixture
- ★ Ceramic tile in kitchen, foyer, bar, breakfast nook, utility room & all baths w/underlayment.
- ★ Plant shelves per plan in selected models
- ★ Ventilated vinyl coated steel shelving in all closets with rack, light, and A/C in walk in closets
- ★ True colonial style base, casing and doorstops
- ★ Marble window sills Thasos
- ★ 2 pre-wired phone outlets, 5 pre-wired TV outlets and 5 or more pre-wired fan outlets according to model
- ★ Moen single handle faucets
- ★ Elongated toilets
- ★ Cultured marble roman tub in master bath
- ★ Porcelain bathtub in guest bath, cultured marble tops and sink
- ★ Baths: tiled floor, shower and tub alcove to ceiling
- ★ Double sinks in master baths with cultured marble top
- ★ All baths have exhaust fans
- ★ Dura-Rock wallboard in bath wet areas
- ★ Recessed and track lights per plan
- ★ Quality designer foyer light and chandelier per plan
- ★ Hallway lights per plan
- ★ High quality stain resistant FHA approved wall to wall carpet
- ★ Berber upgrade
- ★ Rebound carpet pad
- ★ PEX water lines under slab
- ★ Laundry room in selected models



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EXTERIOR FEATURES

- ★ CBS – architecturally designed stucco decoration
- ★ 24" overhang
- ★ White window frames
- ★ Colonial windows in the front of the house
- ★ French doors per plan
- ★ Exterior door lights by all exterior entry doors
- ★ Patio lights per plan
- ★ Garage door side carriage lights
- ★ All exterior beams concrete and steel
- ★ Bahia Sod 7000sf
- ★ Covered entry porches per plan
- ★ Patios and decks per plan
- ★ Paneled garage door with hurricane reinforcement bars
- ★ Three exterior water faucets
- ★ Three exterior water protected GFI electrical outlets
- ★ 6" in 12" roof slopes for a richer architectural look
- ★ Designer Service on color schemes
- ★ Metal hurricane panels

KITCHEN FEATURES

- ★ Sears 22cf. Frost-free refrigerator with ice maker or sears 21cf.refrigerator side by side
- ★ 3 level wash system, pots & pans cycle, auto water heat, white on white
- ★ Radiant top range with electronic range digital display, self-cleaning oven with window and removable door
- ★ Over the range microwave oven
- ★ Ice maker water line
- ★ Spray nozzle with kitchen faucet and Stainless Sink
- ★ Garbage disposal with non-corrosive chamber, stainless steel, jam resistant swivel
- ★ Shaker panel cabinet doors in light, medium, or Dark
- ★ Choice of designer counter top colors
- ★ Tile flooring
- ★ Pantry per plan
- ★ Breakfast bar or eat-in area per plan
- ★ G.F.I electrical outlets in kitchen



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ENERGY SAVING FEATURES

- ★ *High efficiency A/C Energy saving 14 SEER*
- ★ *Optional tile roofs have additional vents at top part of the roof*
- ★ *R-30 ceiling insulation*
- ★ *R-13 frame wall insulation*
- ★ *R-4.1 block wall insulation*
- ★ *R-15 insulated entry doors with weather strip*
- ★ *R-6 insulation in A/C ducts in unconditioned space*
- ★ *Return air in conditioned space*
- ★ *All soffits vented*
- ★ *Range hood vented out*
- ★ *Rapid recovery energy-miser hot water heater*
- ★ *Recessed ceiling lights (insulation safe)*
- ★ *Insta-seal applied to over 50 locations to greatly reduce air infiltration*
- ★ *Energy efficient appliances*
- ★ *Shingle roofs ridge vented*
- ★ *Baffles to prevent ceiling insulation from blocking soffit vents*
- ★ *Electrical boxes sealed*
- ★ *Duct, pipe and wire openings from conditioned to non-conditioned spaces sealed*
- ★ *Insulation cut around electrical boxes for fit not compression*
- ★ *24" overhang provides shade and better attic ventilation*
- ★ *Windows, doors and bottom sills caulked for no drafts*
- ★ *Low E insulated windows*
- ★ *Insulated and weather stripped attic access in A/C space*
- ★ *Energy efficient light bulbs*

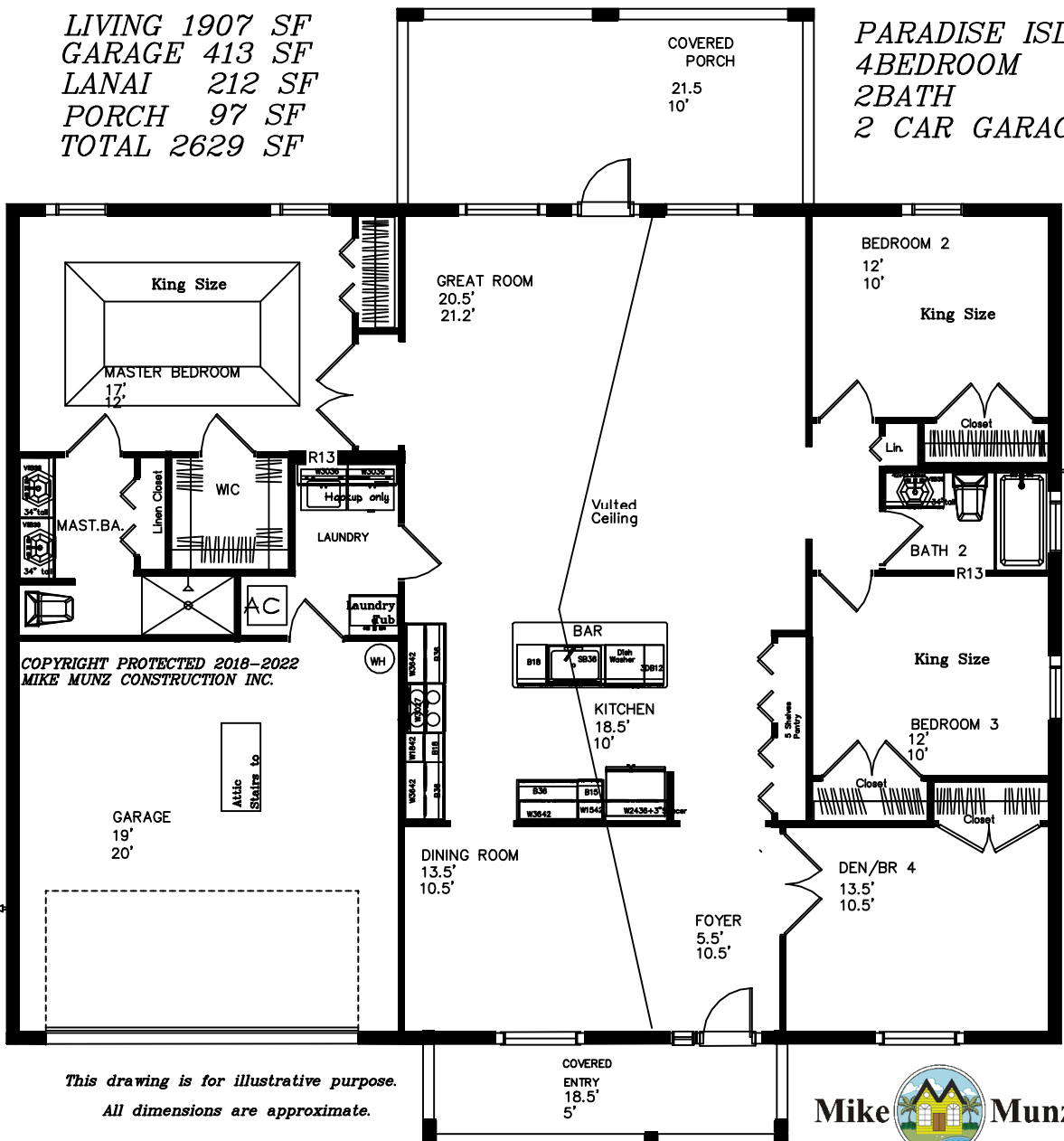
ADDITIONAL HOME FEATURES

- ★ *Filtered septic tank and drain field lines or sewer connection*
- ★ *Well, pump, pressure tank and sediment filter or connection to water service*
- ★ *Concrete: 20' driveway, patio, porch, stoops, equipment pads, etc.*
- ★ *Concrete walk to entry door from drive way*
- ★ *Permits & impact fees*
- ★ *Certified construction surveys*
- ★ *Plans with in house design*
- ★ *House engineering and architecture*



LIVING 1907 SF
 GARAGE 413 SF
 LANAI 212 SF
 PORCH 97 SF
 TOTAL 2629 SF

PARADISE ISLE
 4BEDROOM
 2BATH
 2 CAR GARAGE



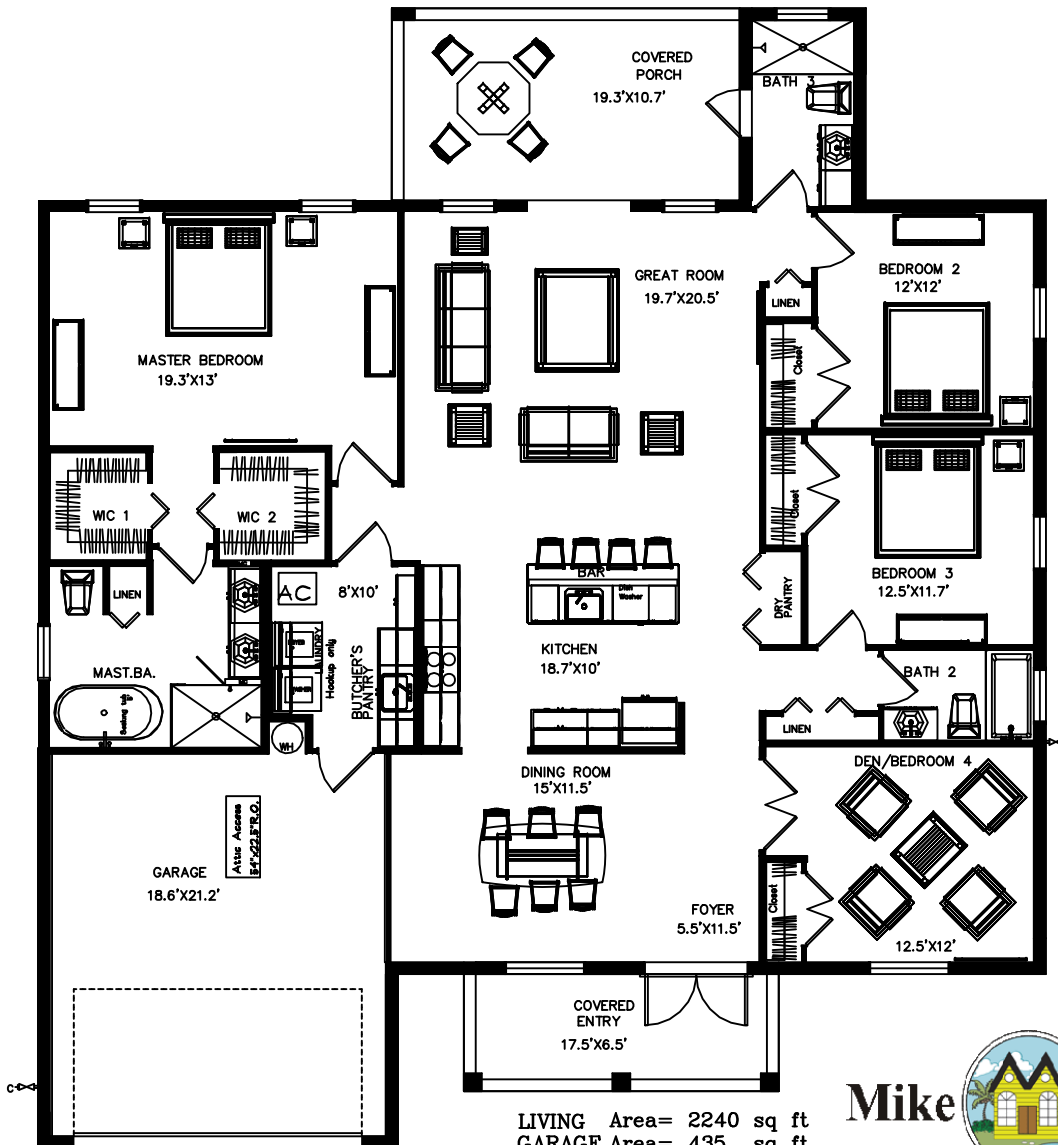
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Paradise Isle 4Br, 3Ba, 2Car Gar.



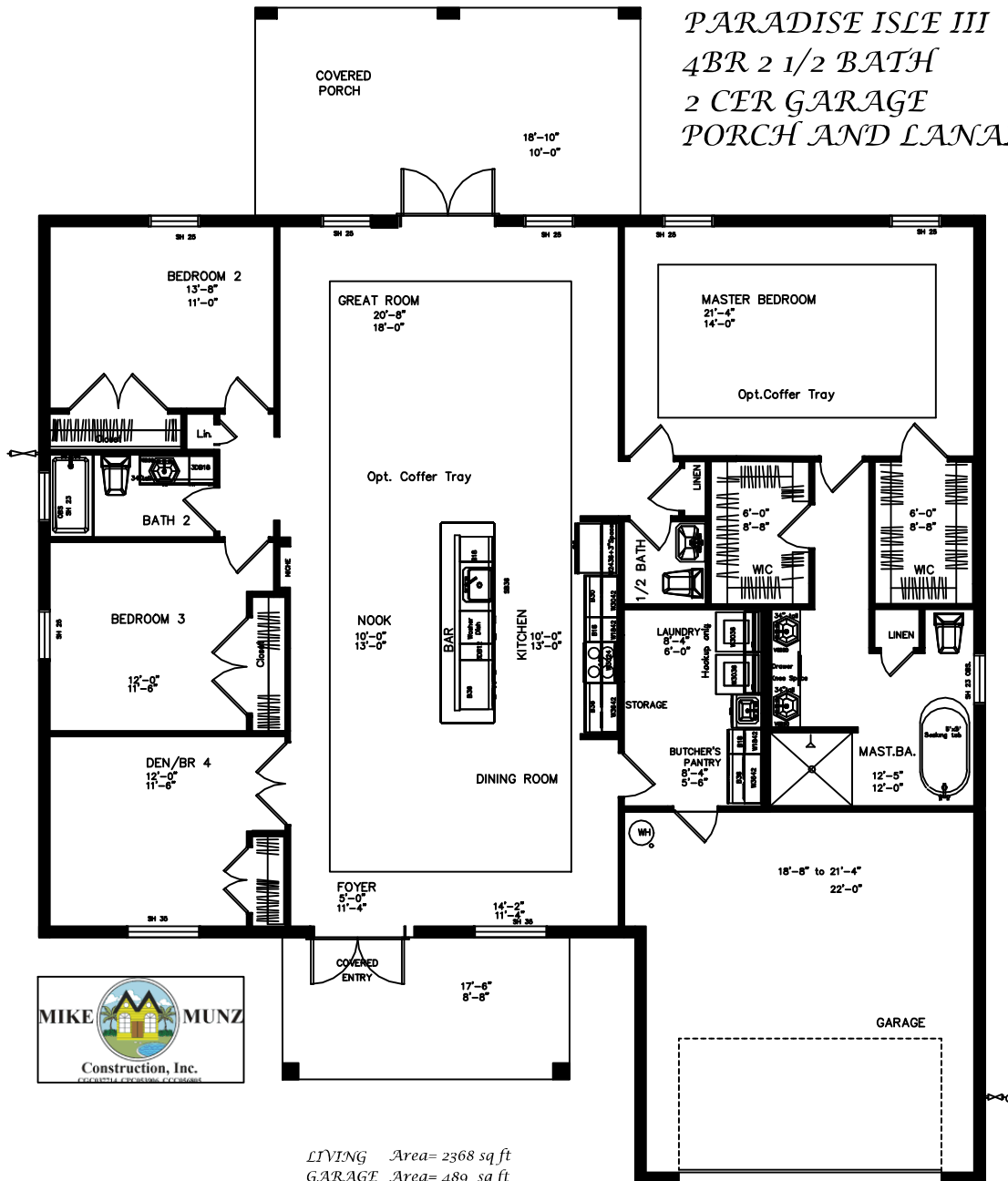
LIVING	Area=	2240	sq ft
GARAGE	Area=	435	sq ft
PORCH	Area=	206	sq ft
ENTRY	Area=	114	sq ft
TOTAL	Area=	2995	sq ft.

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PARADISE ISLE III
4BR 2 1/2 BATH
2 CAR GARAGE
PORCH AND LANAI

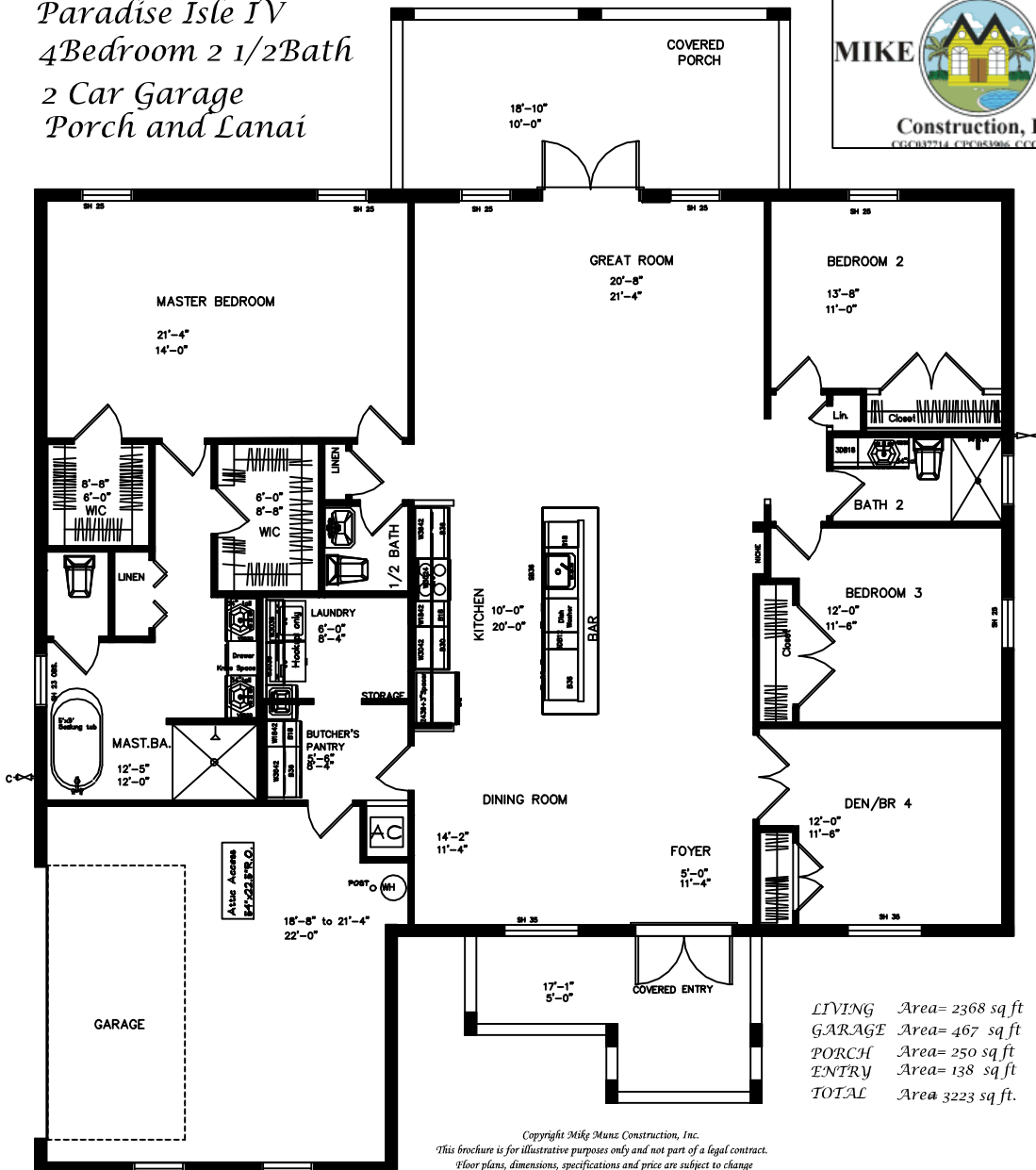


LIVING Area= 2368 sq ft
GARAGE Area= 489 sq ft
PORCH Area= 297 sq ft
ENTRY Area= 151 sq ft
TOTAL Area= 3305 sq ft.

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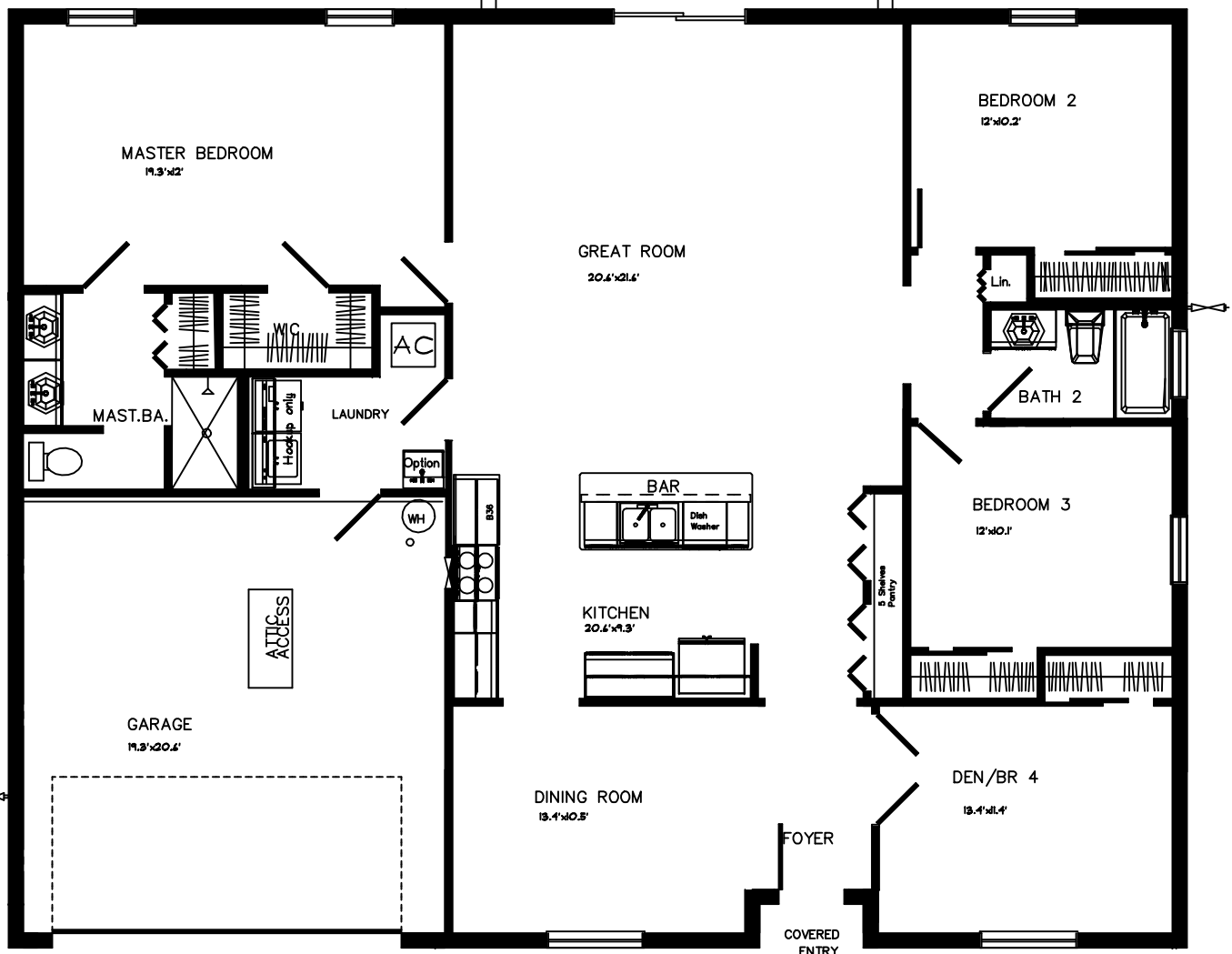
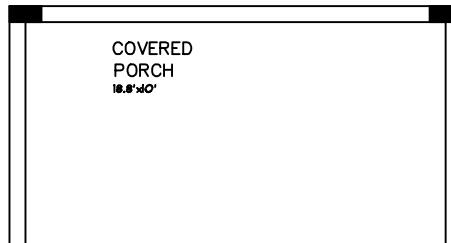
Paradise Isle IV
 4 Bedroom 2 1/2 Bath
 2 Car Garage
 Porch and Lanai



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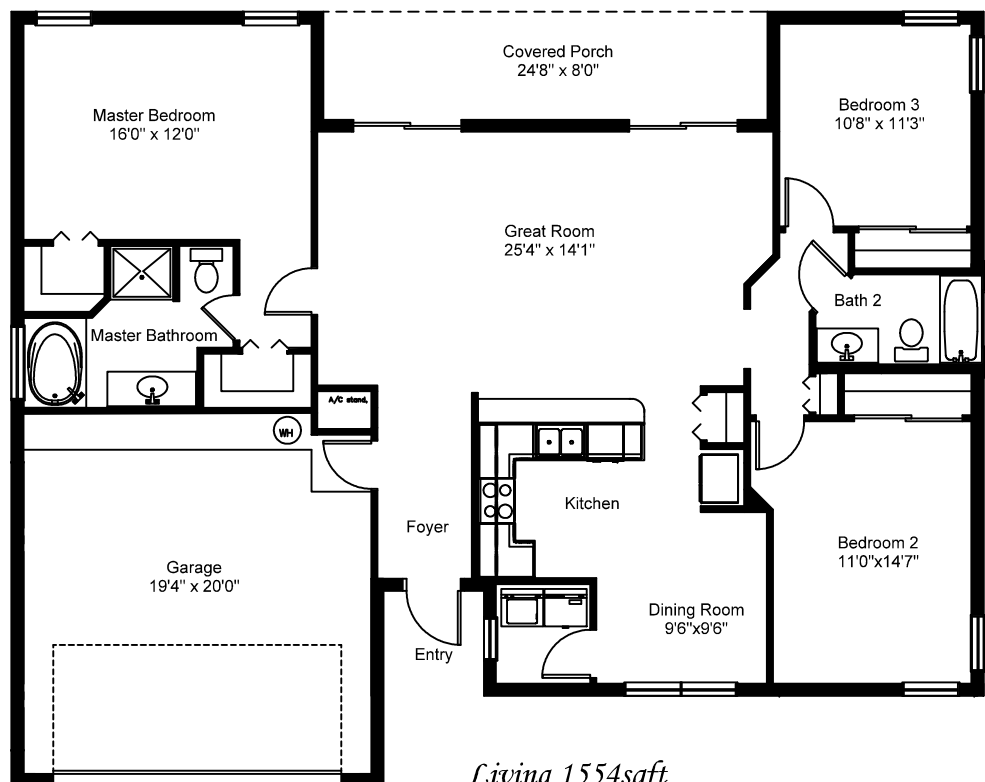
CRISTINA MODEL
 4 BEDROOM
 2 BATH
 2 CAR GARAGE



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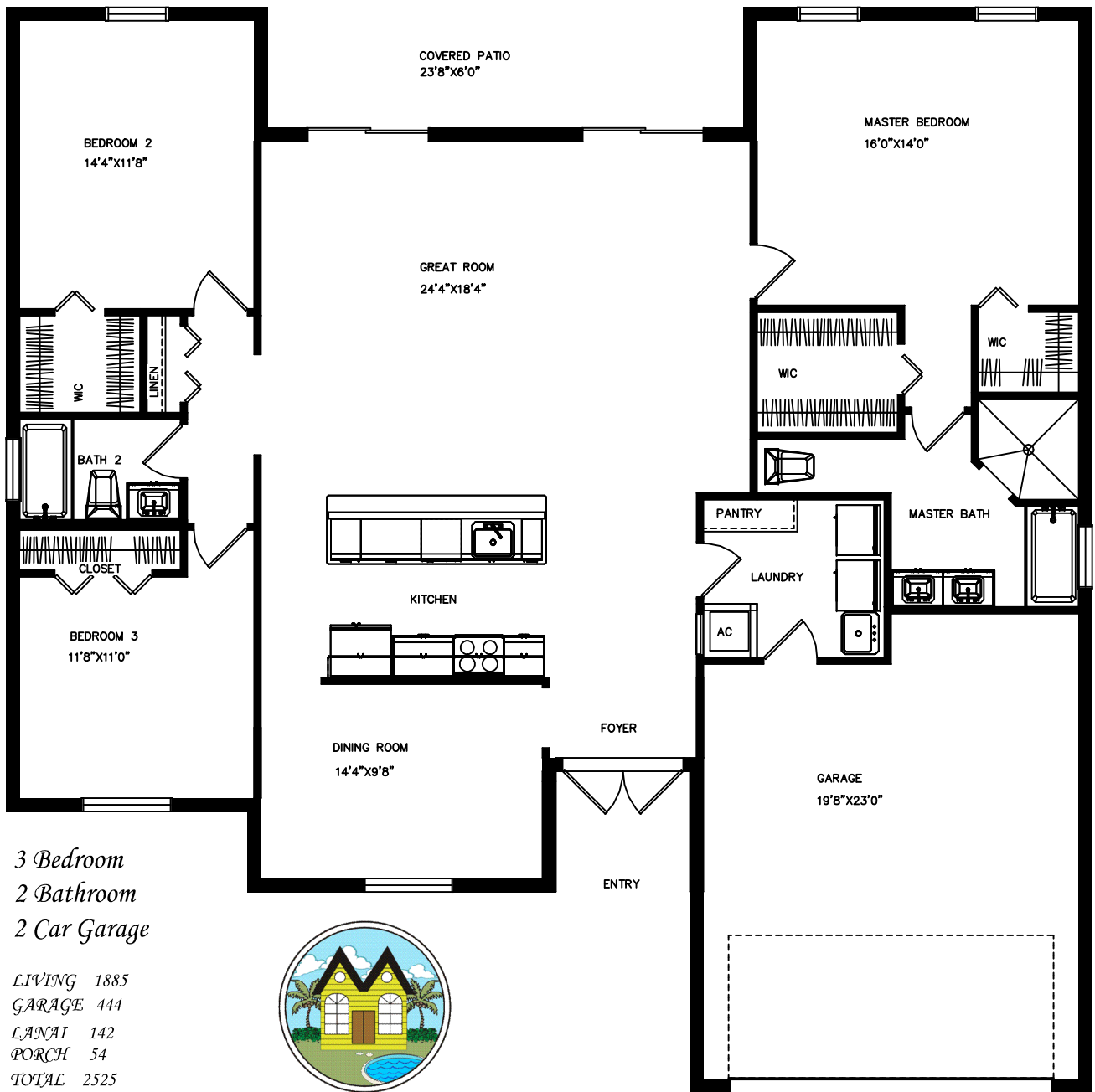
LIVING	Area= 1900 sq ft
GARAGE	Area= 410 sq ft
PORCH	Area= 188 sq ft
ENTRY	Area= 30 sq ft
TOTAL	Area= 2528 sq ft.



*Living 1554sqft
Garage 424 sqft
Patio 197sqft
Total 2175sqft*



Largo Mar



3 Bedroom
2 Bathroom
2 Car Garage

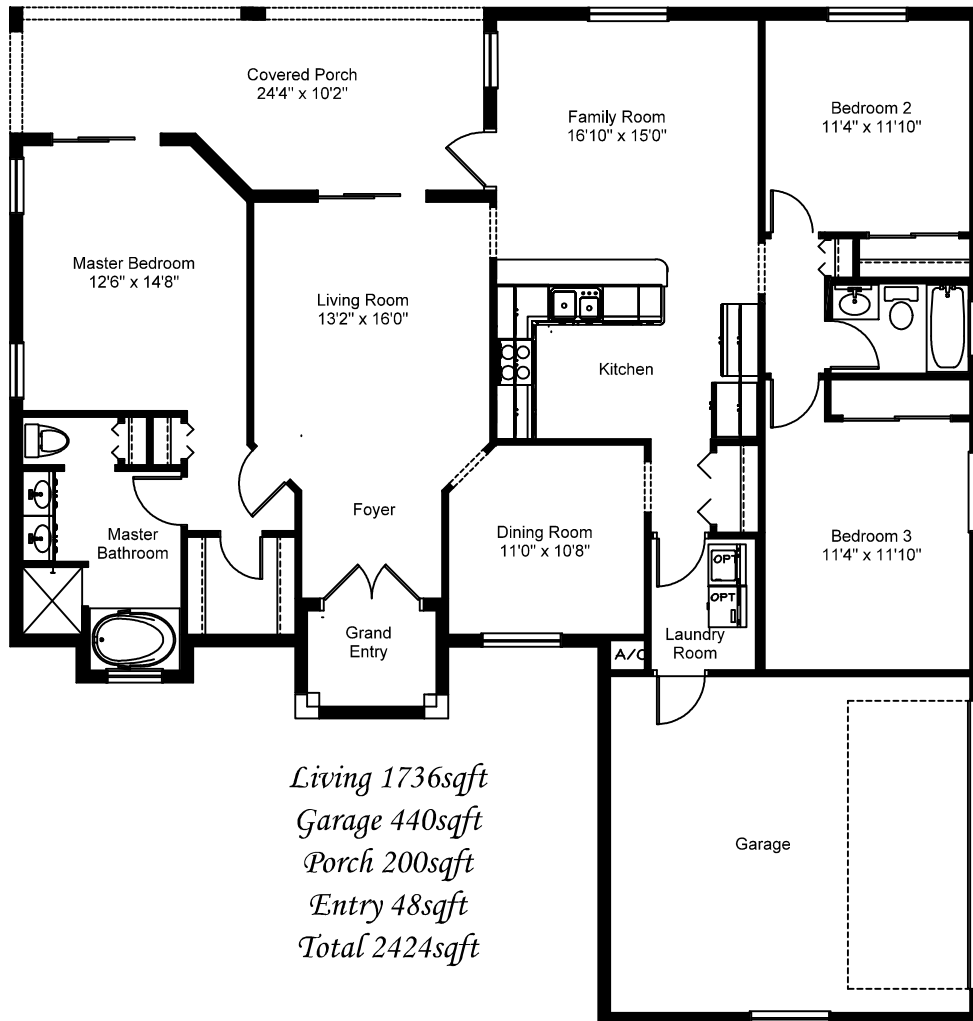
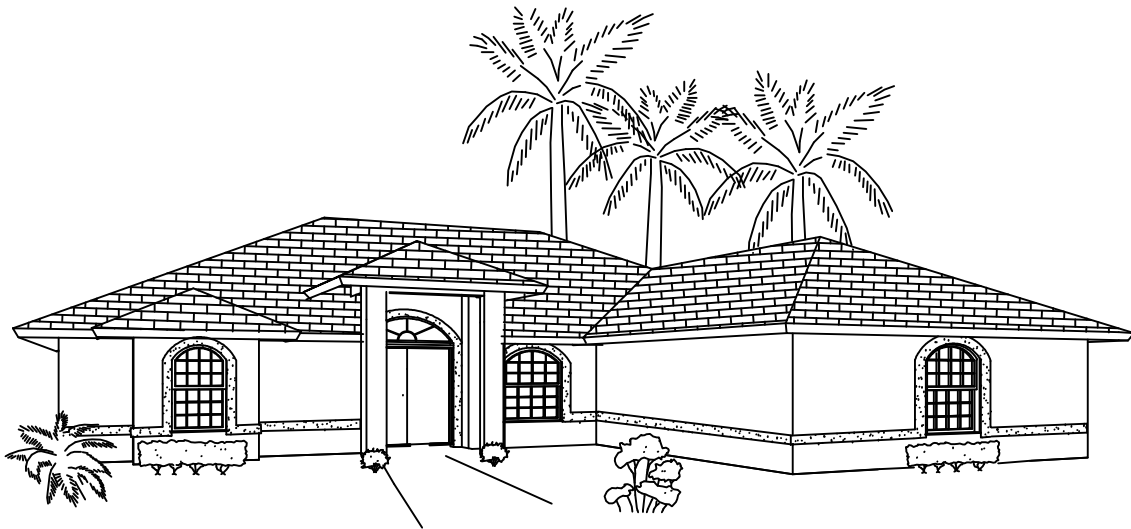
LIVING 1885
GARAGE 444
LANAI 142
PORCH 54
TOTAL 2525



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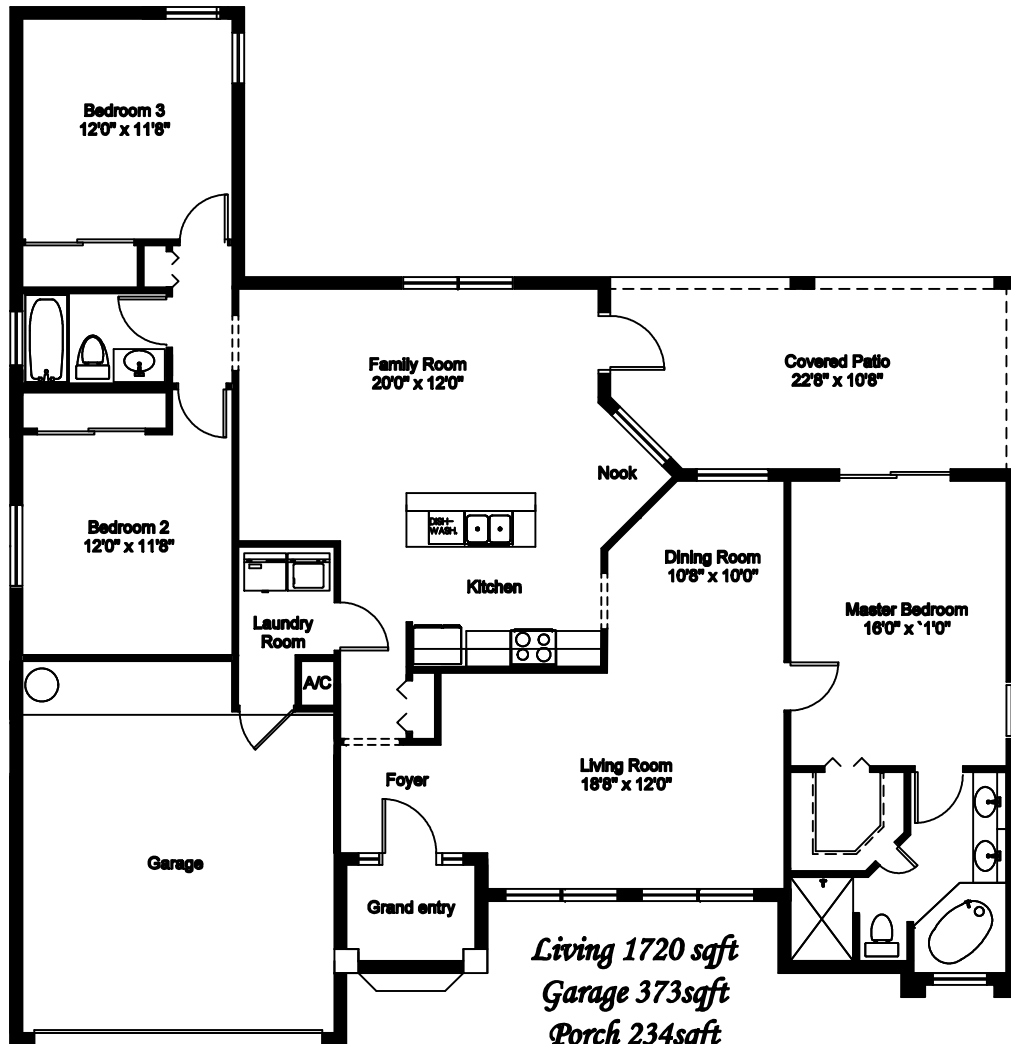
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Living 1736sqft
Garage 440sqft
Porch 200sqft
Entry 48sqft
Total 2424sqft

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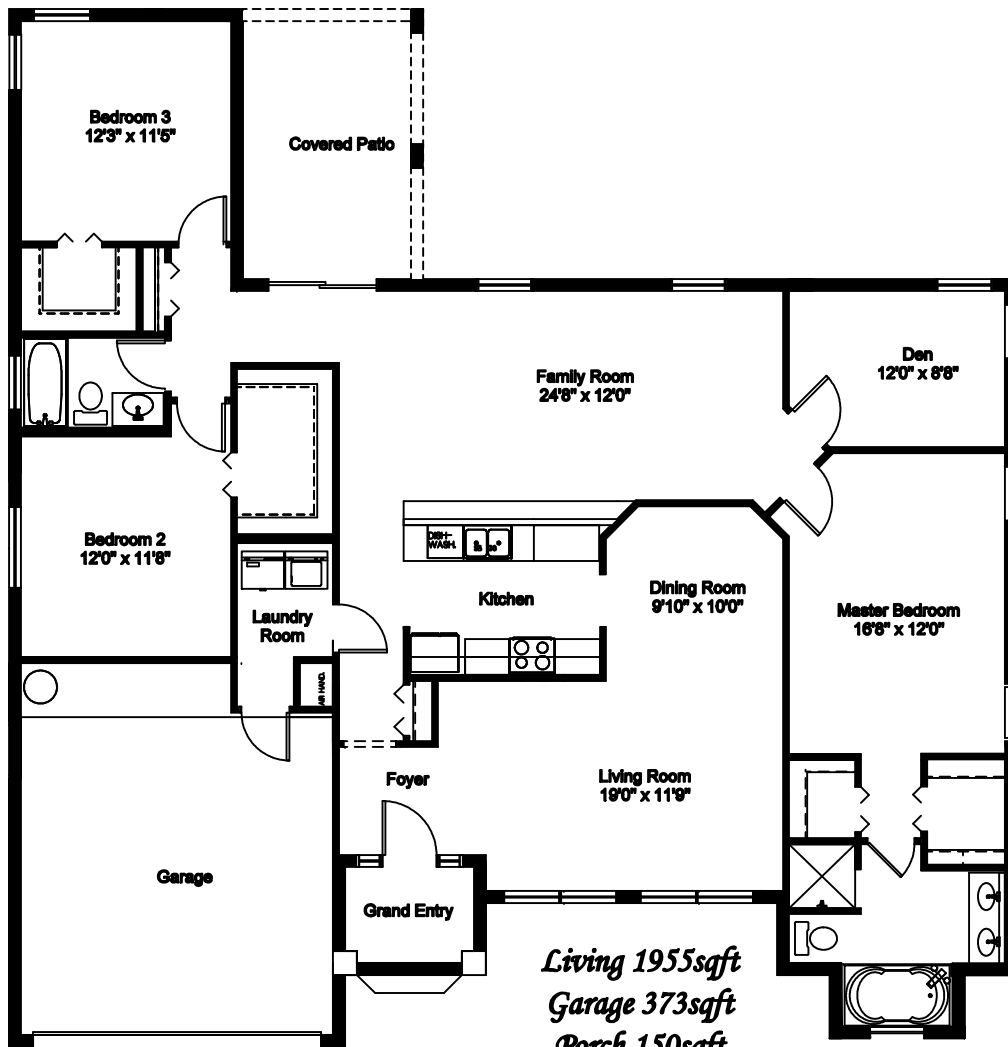
Living 1720 sqft
Garage 373sqft
Porch 234sqft
Entry 56sqft
Total 2383sqft

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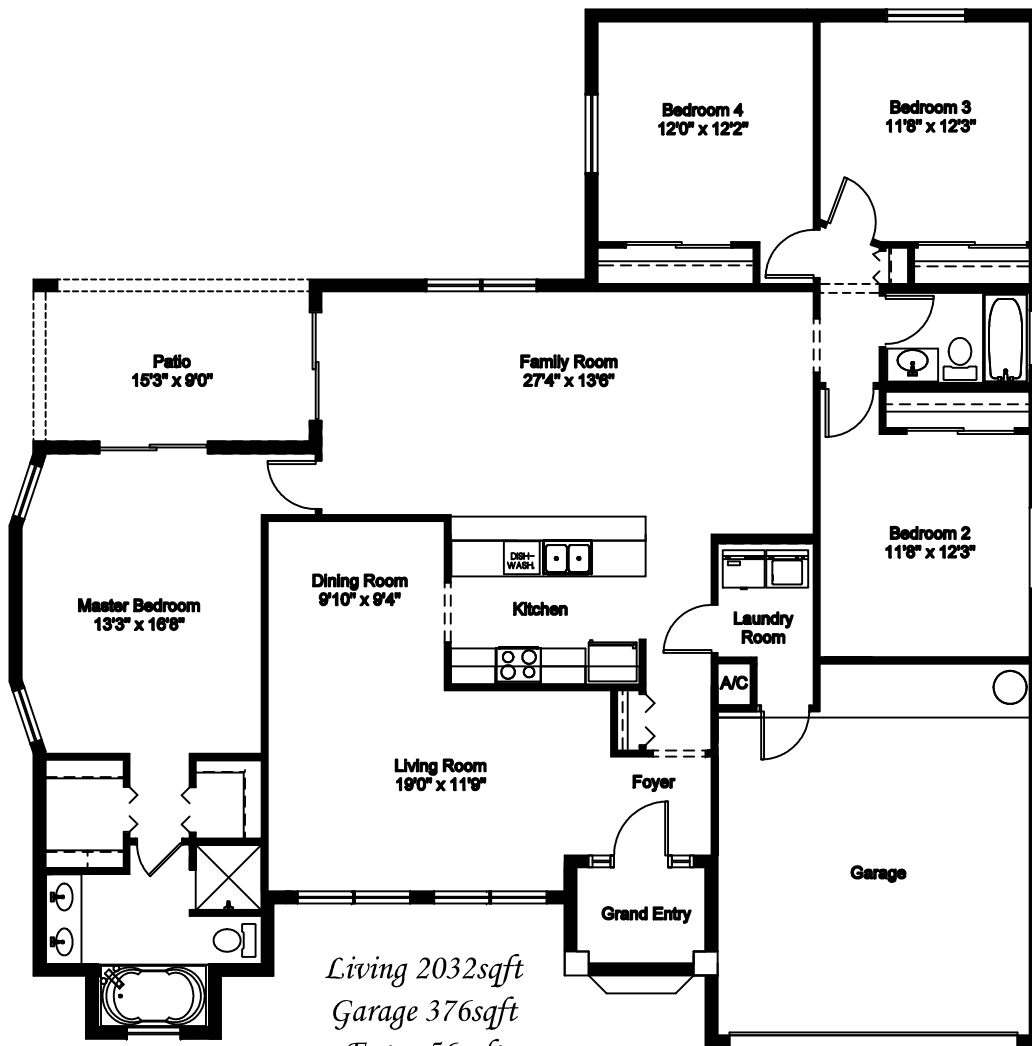
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Living 1955sqft
Garage 373sqft
Porch 150sqft
Entry 56sqft
Total 2552sqft

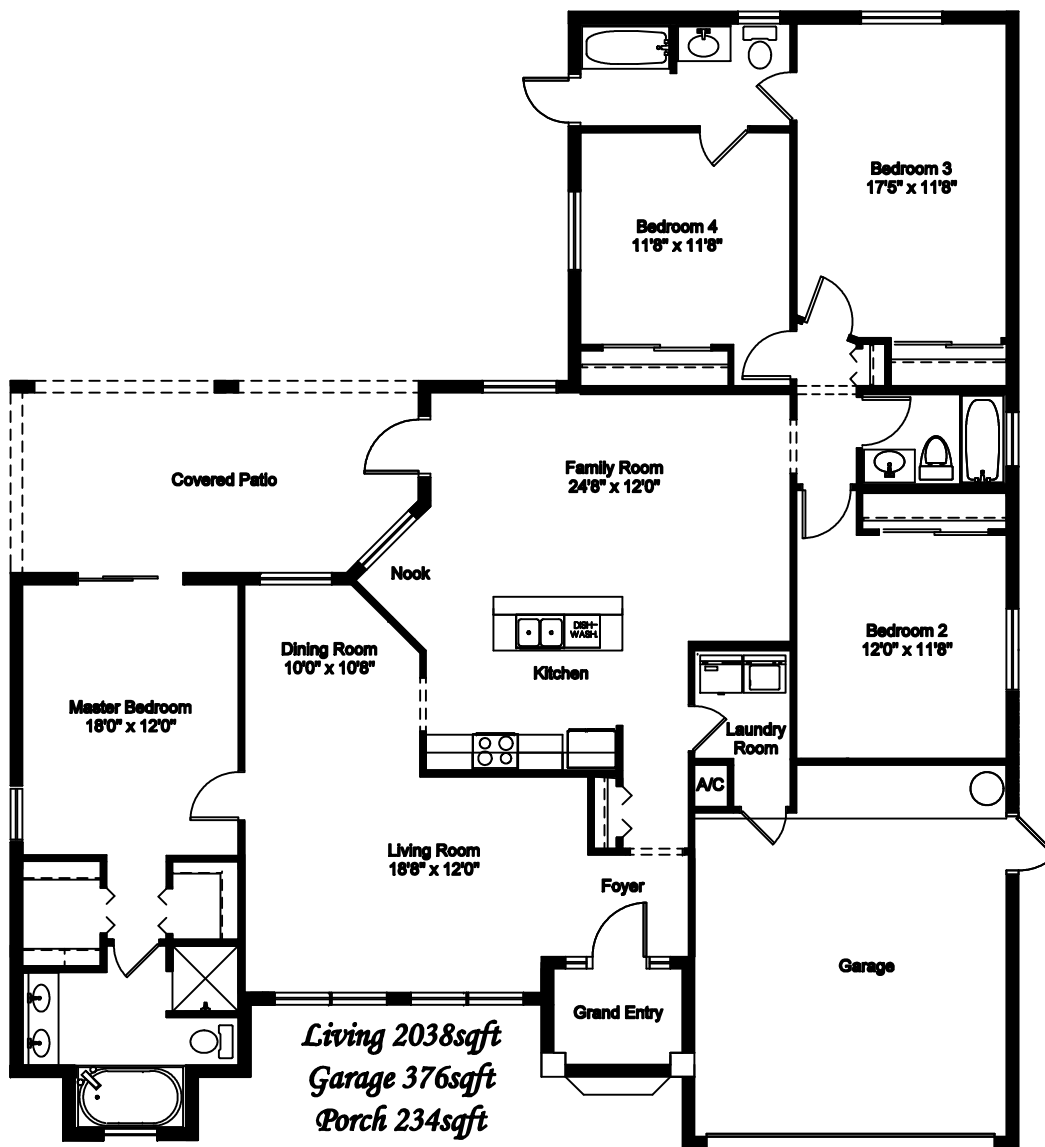
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Living 2032sqft
 Garage 376sqft
 Entry 56sqft
 Porch 138sqft
 Total 2602sqft





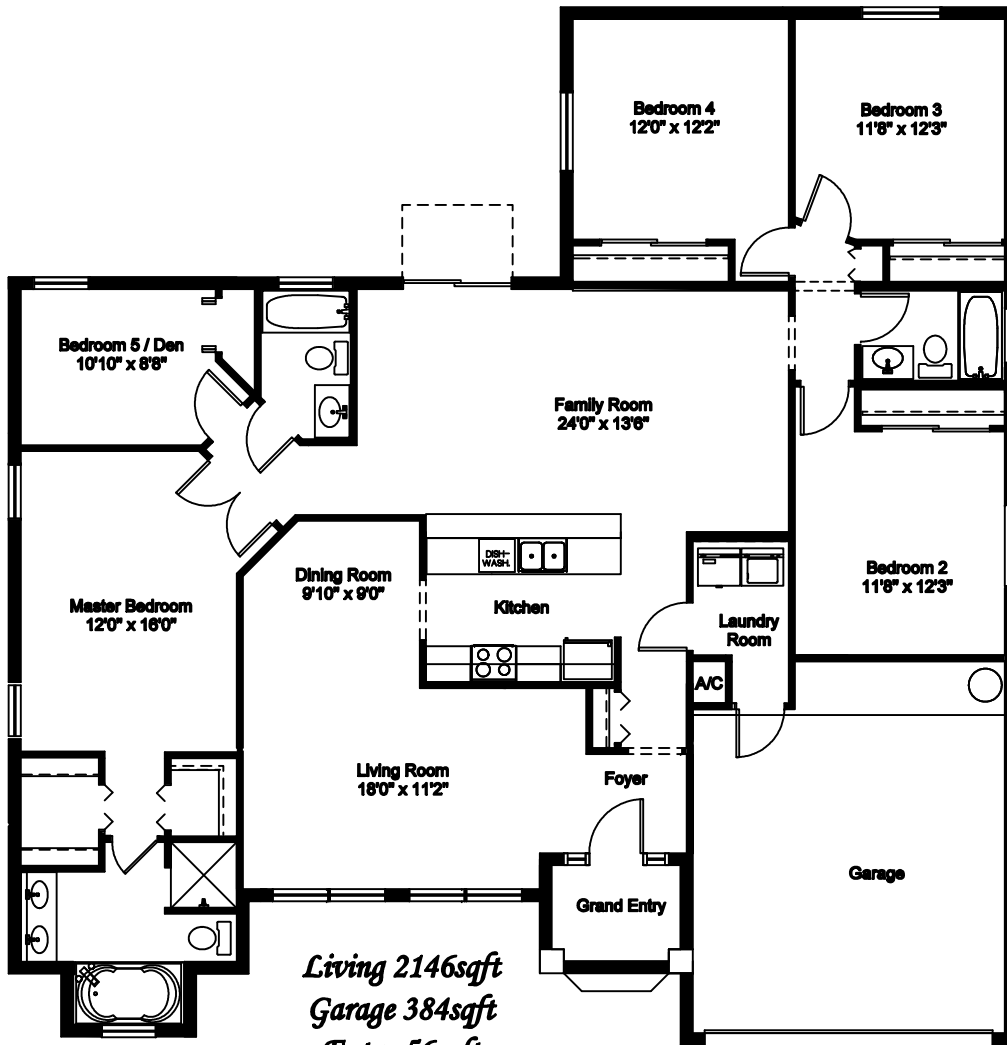
Living 2038sqft
Garage 376sqft
Porch 234sqft
Entry 56sqft
Total 2704sqft

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*Living 2146sqft
Garage 384sqft
Entry 56sqft
Total 2586sqft*

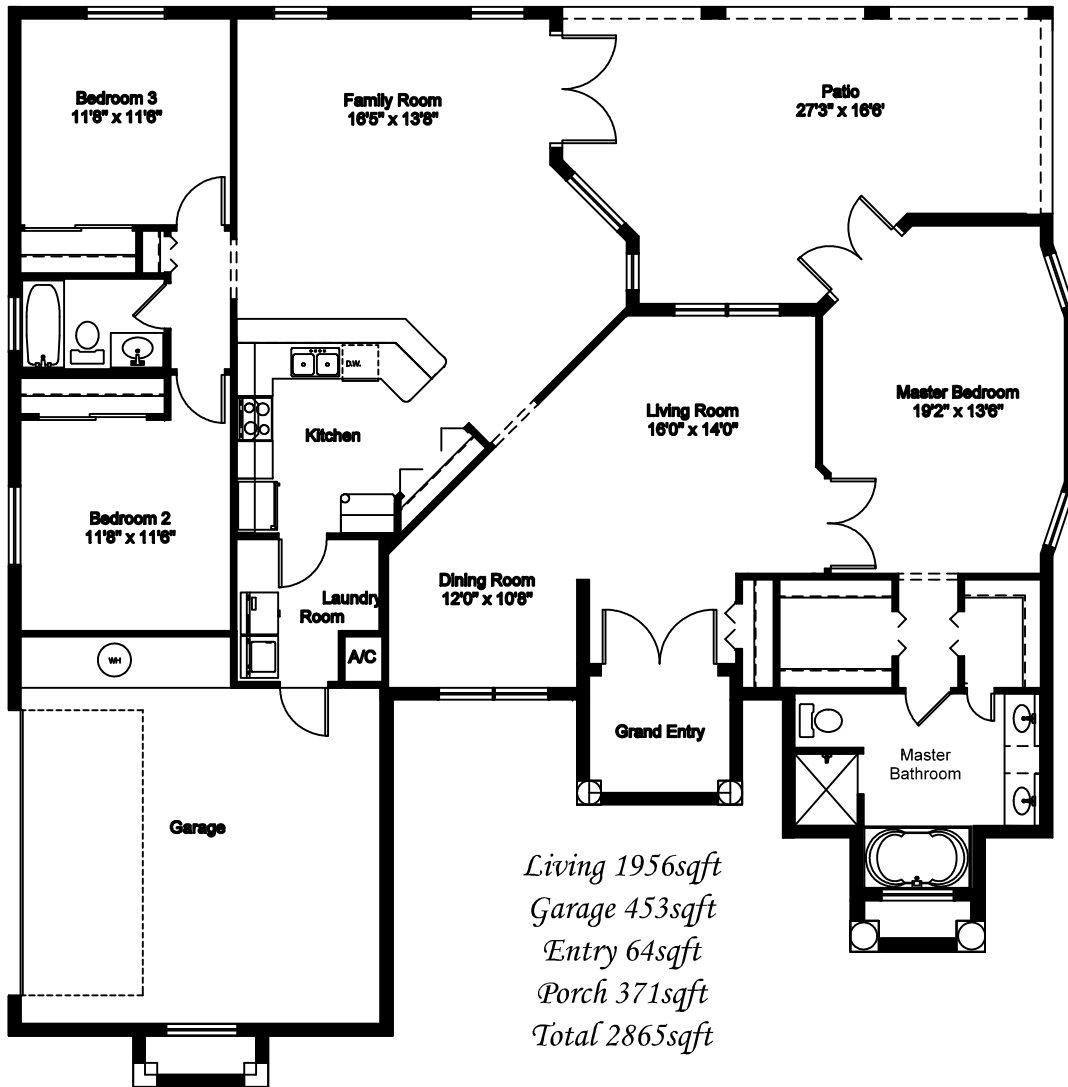
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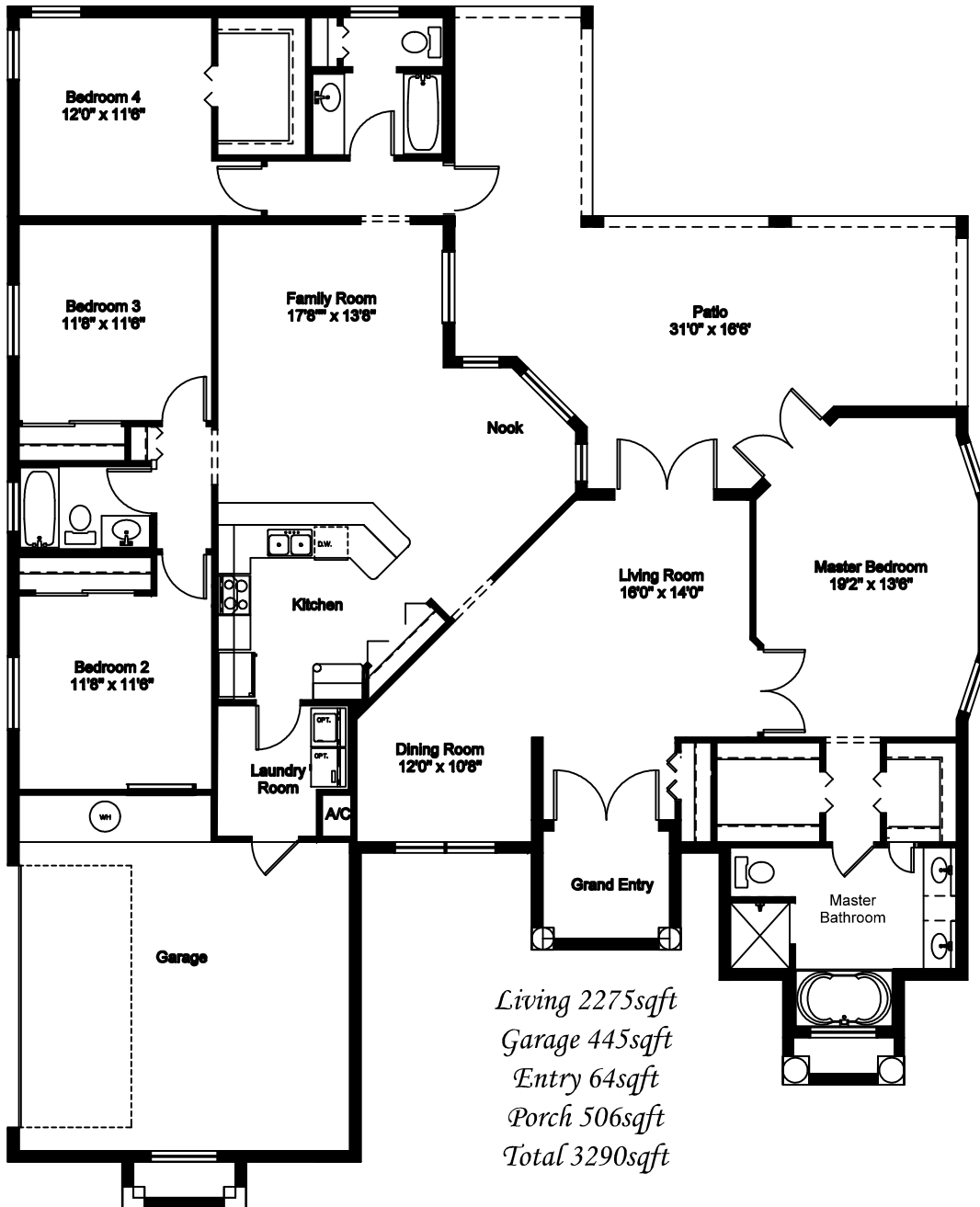


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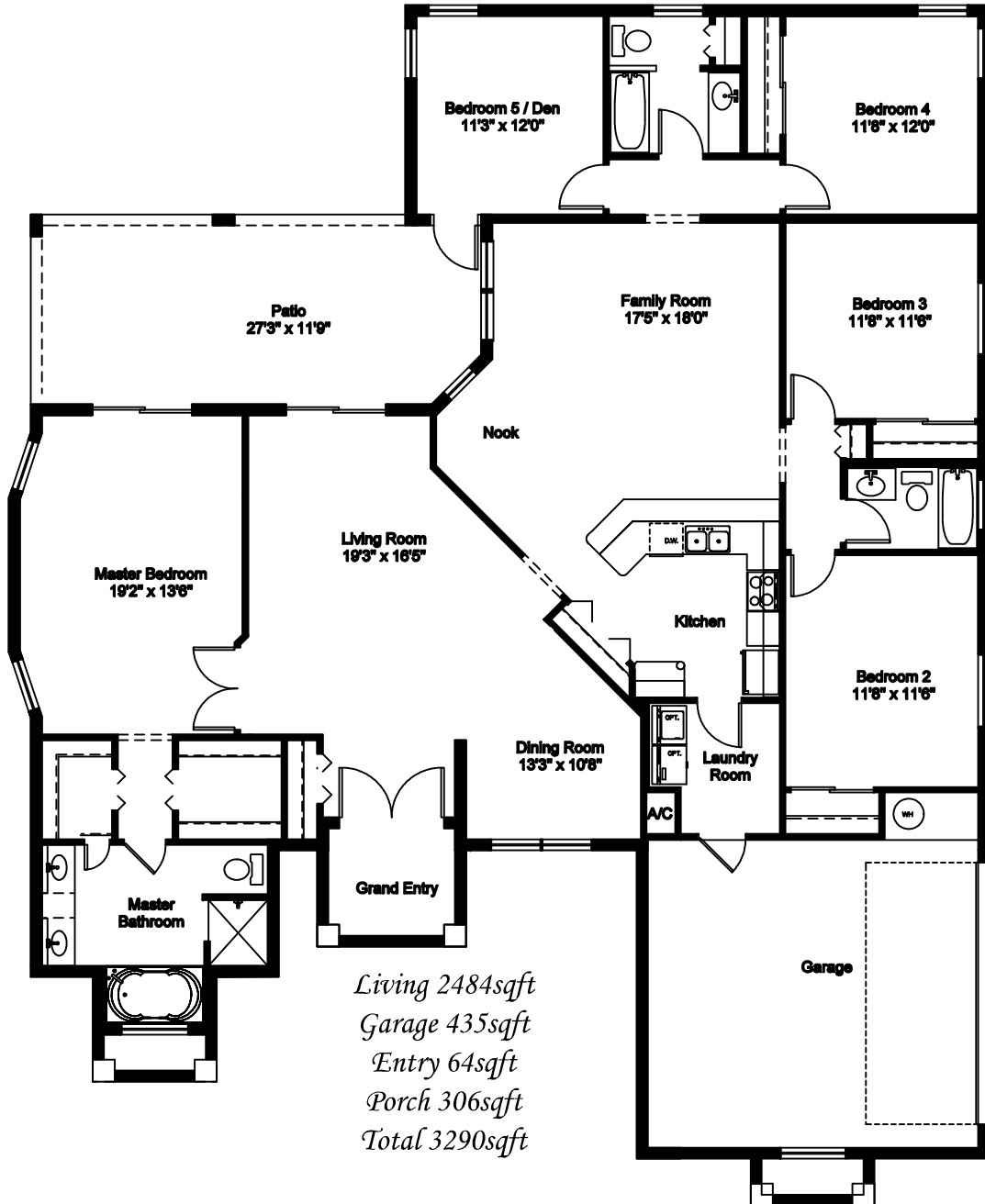
Living 2275sqft
 Garage 445sqft
 Entry 64sqft
 Porch 506sqft
 Total 3290sqft

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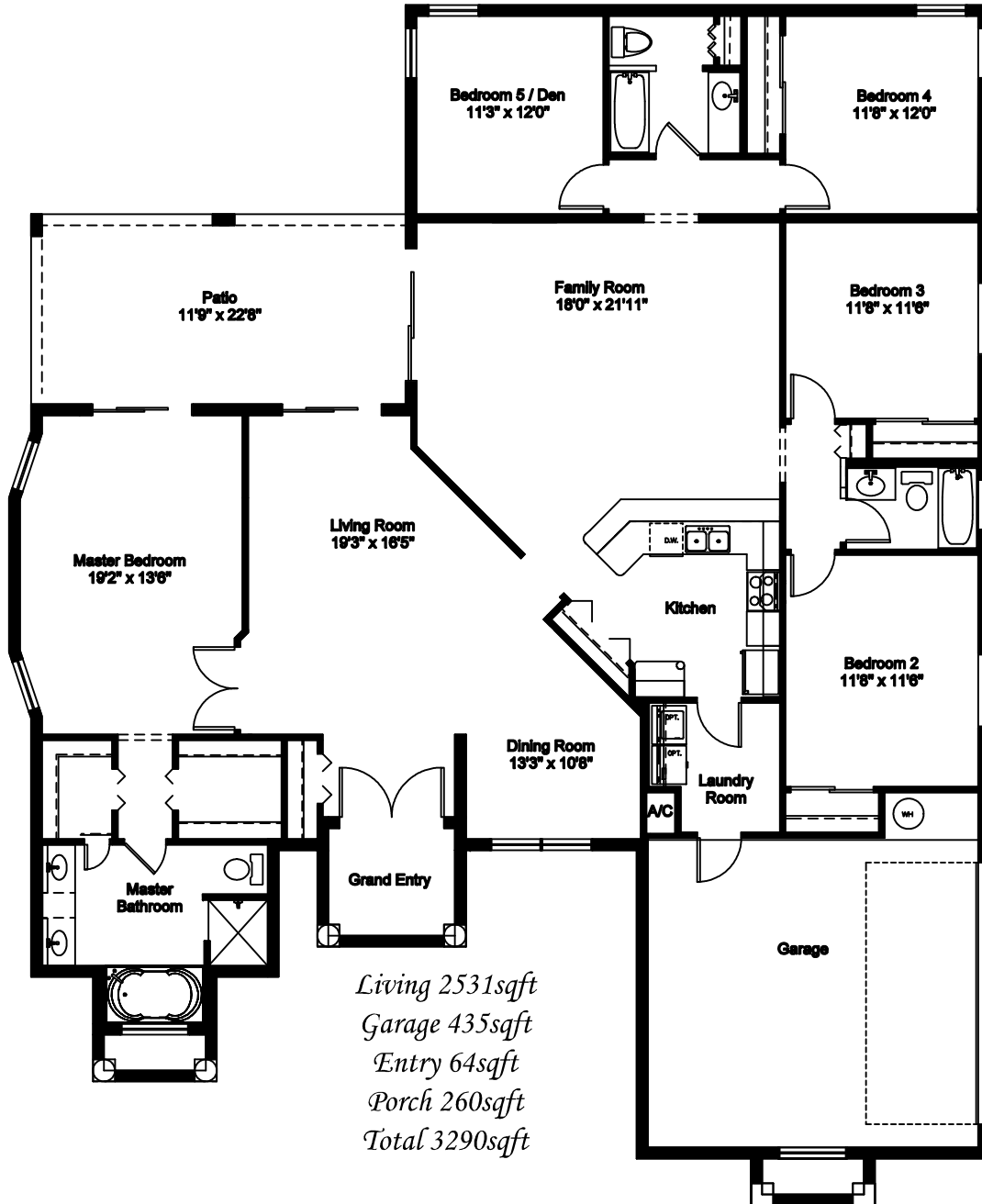
Living 2484sqft
Garage 435sqft
Entry 64sqft
Porch 306sqft
Total 3290sqft

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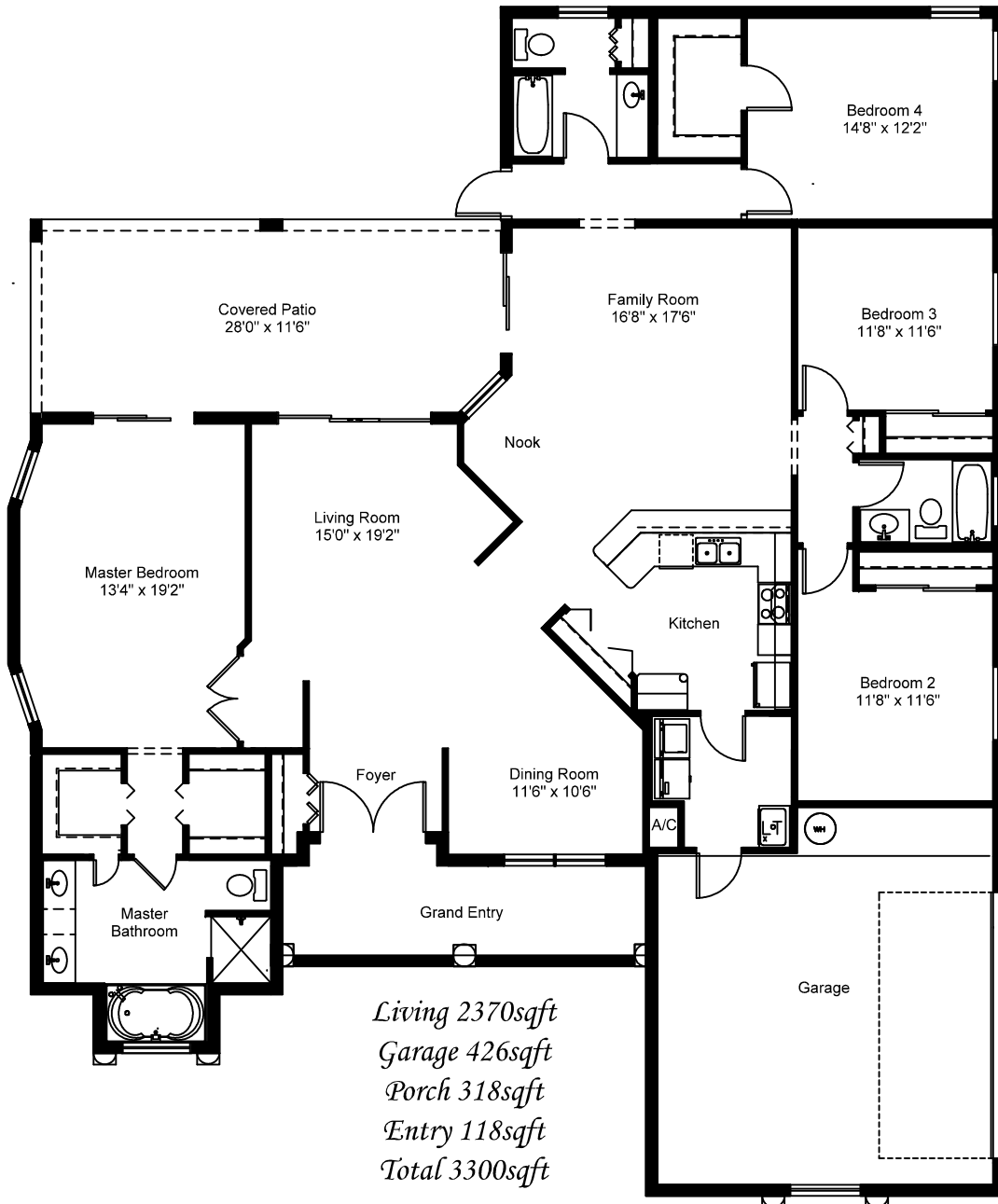
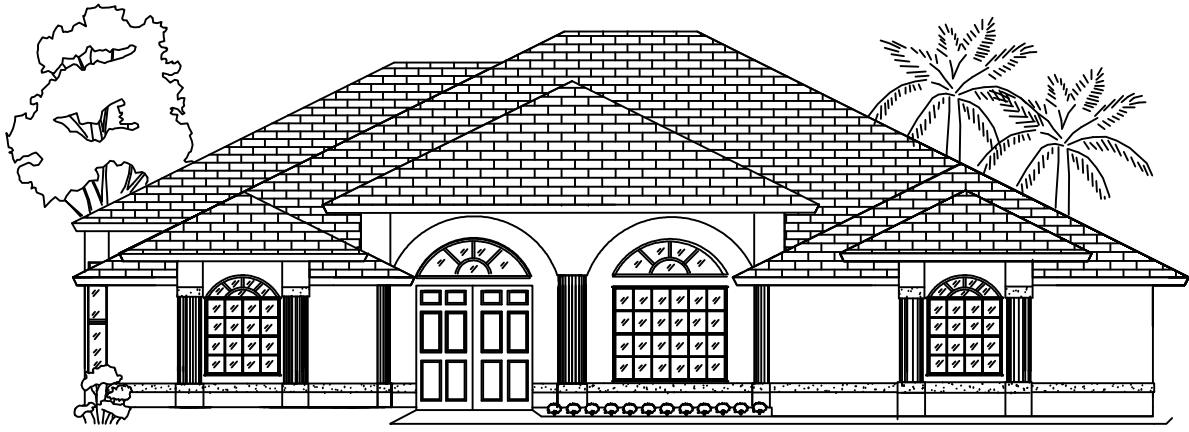


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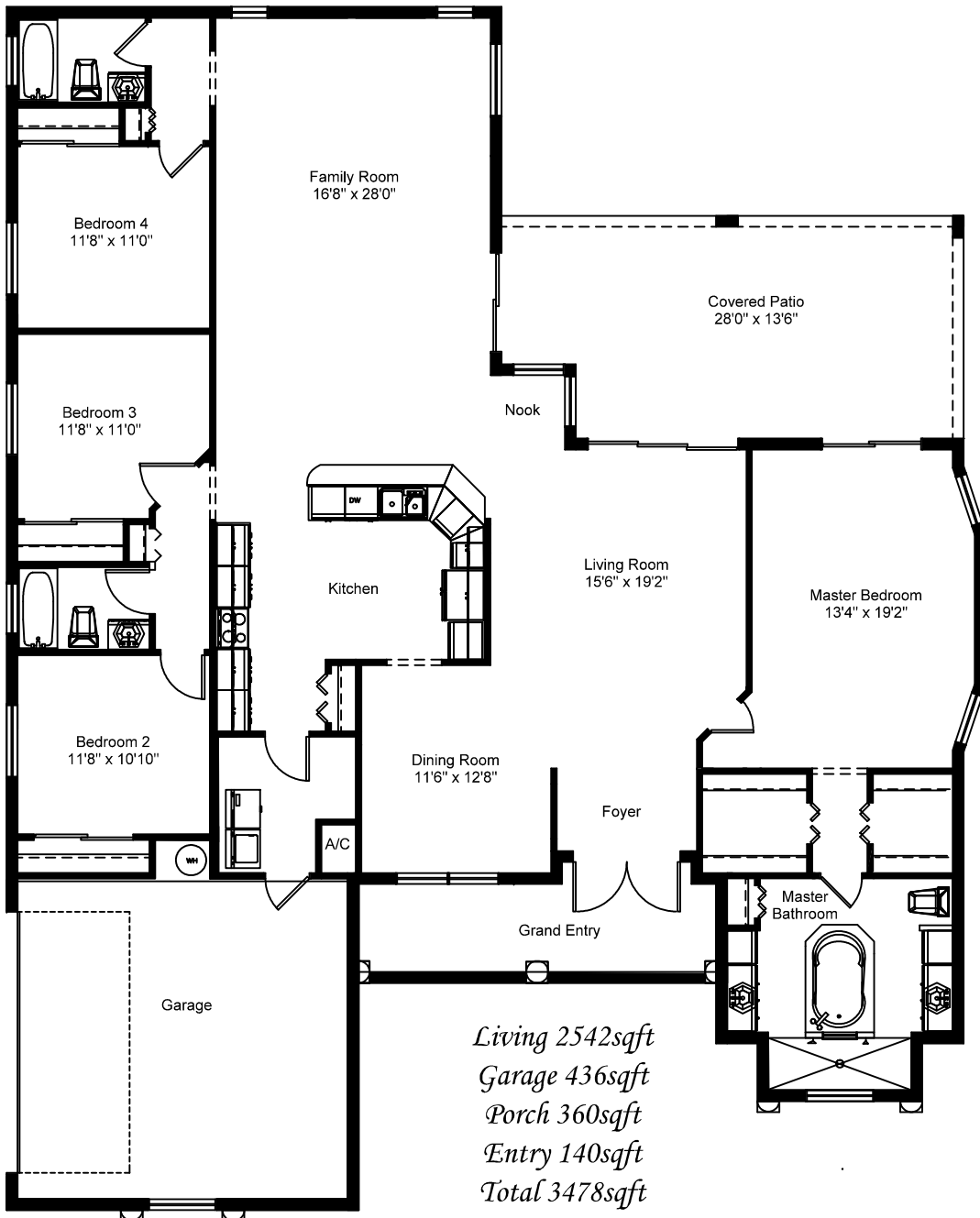


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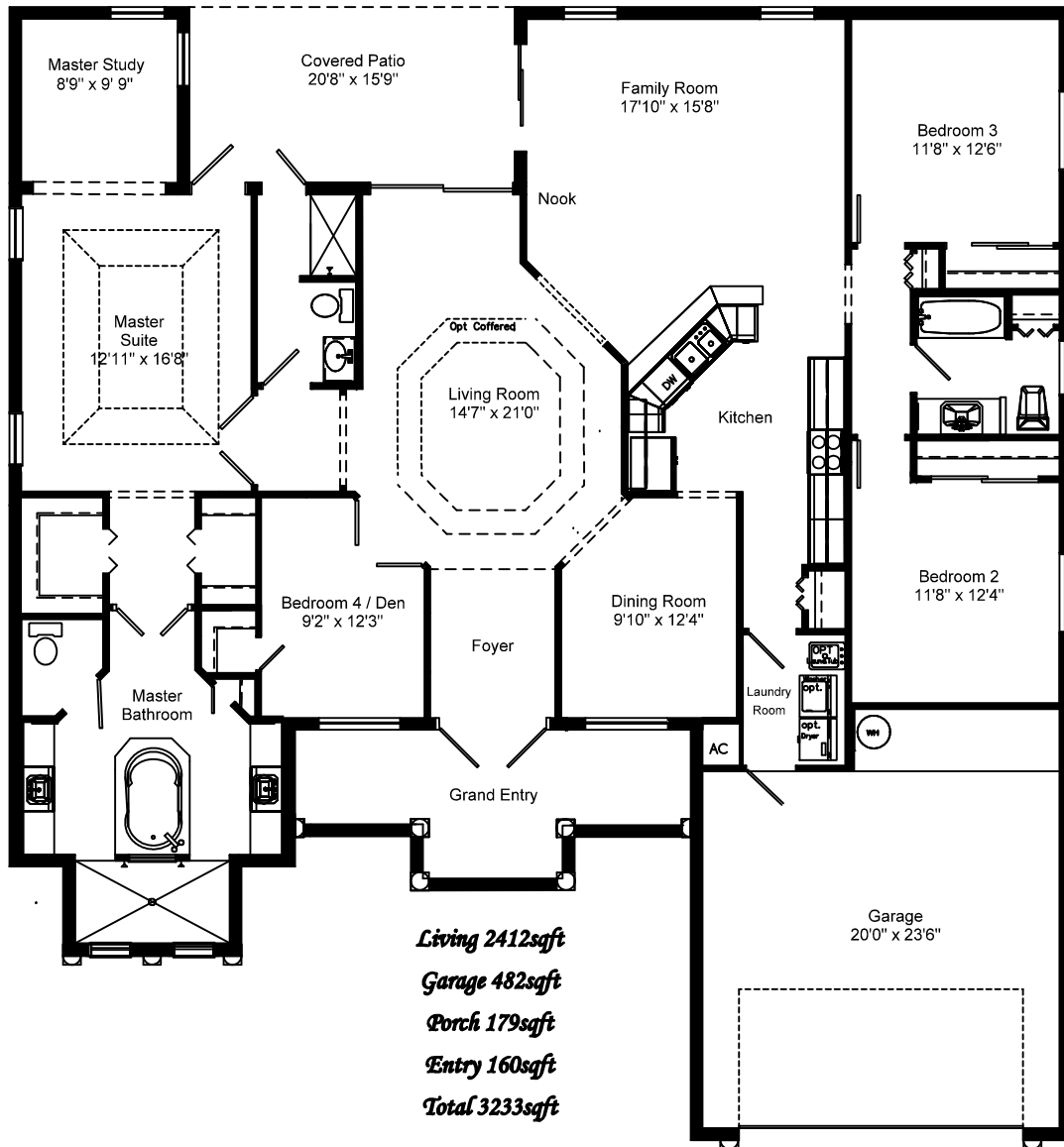
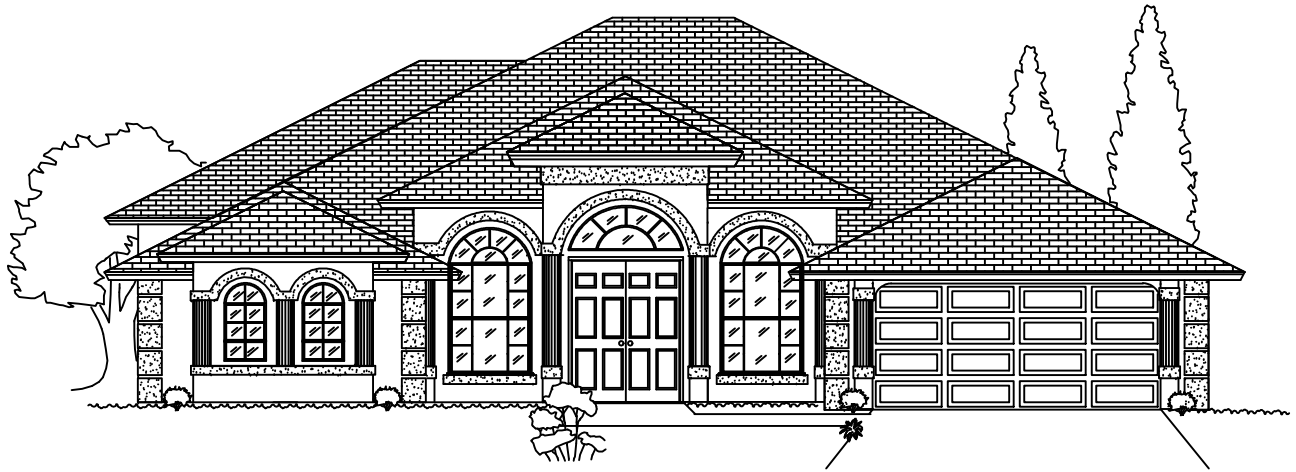
Living 2370sqft
 Garage 426sqft
 Porch 318sqft
 Entry 118sqft
 Total 3300sqft





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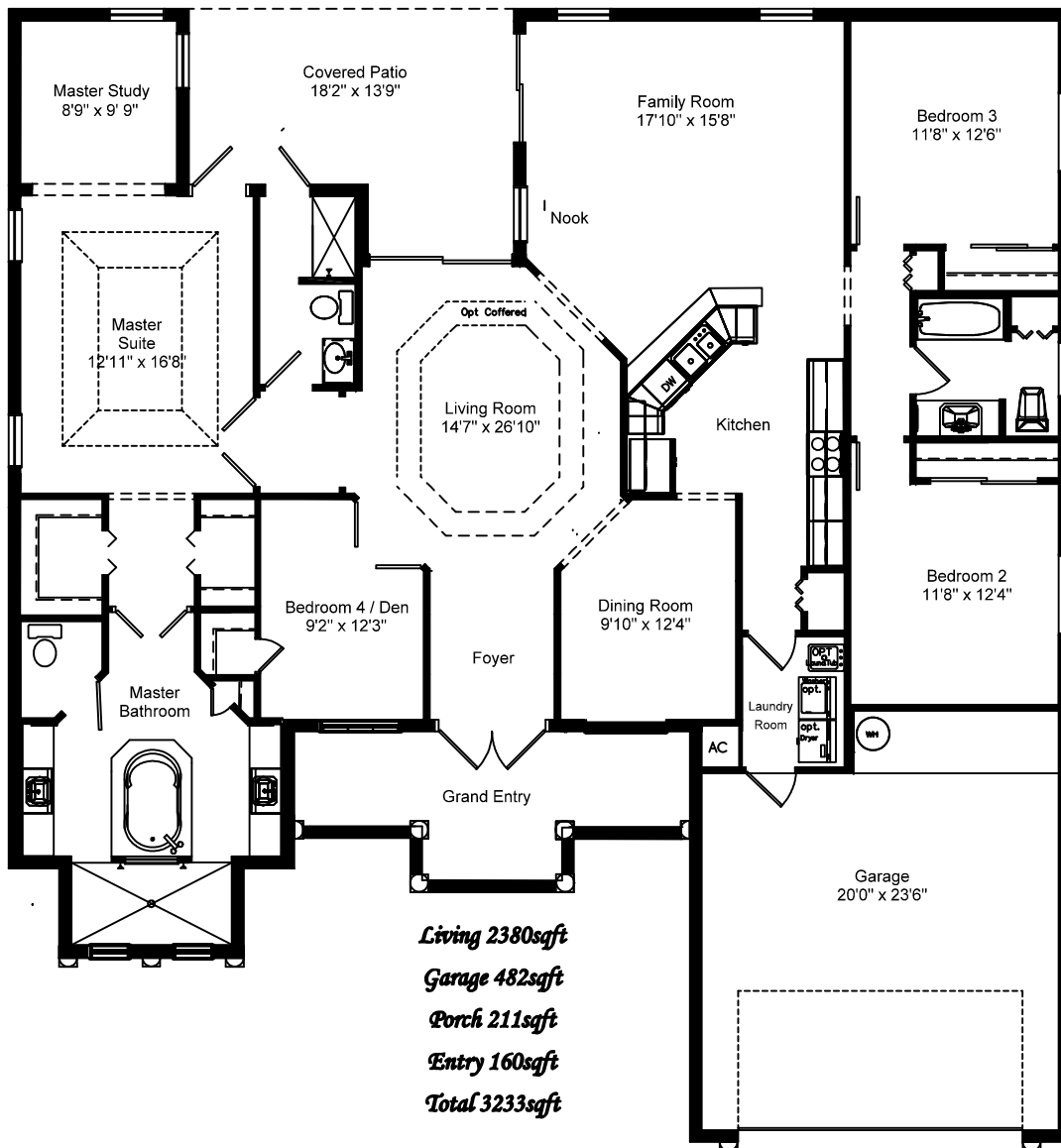
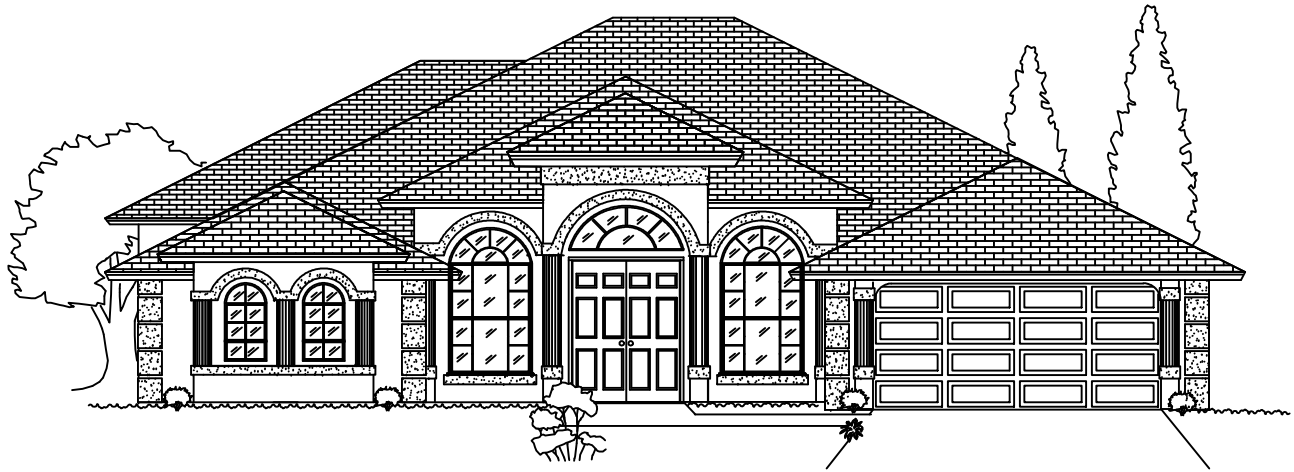


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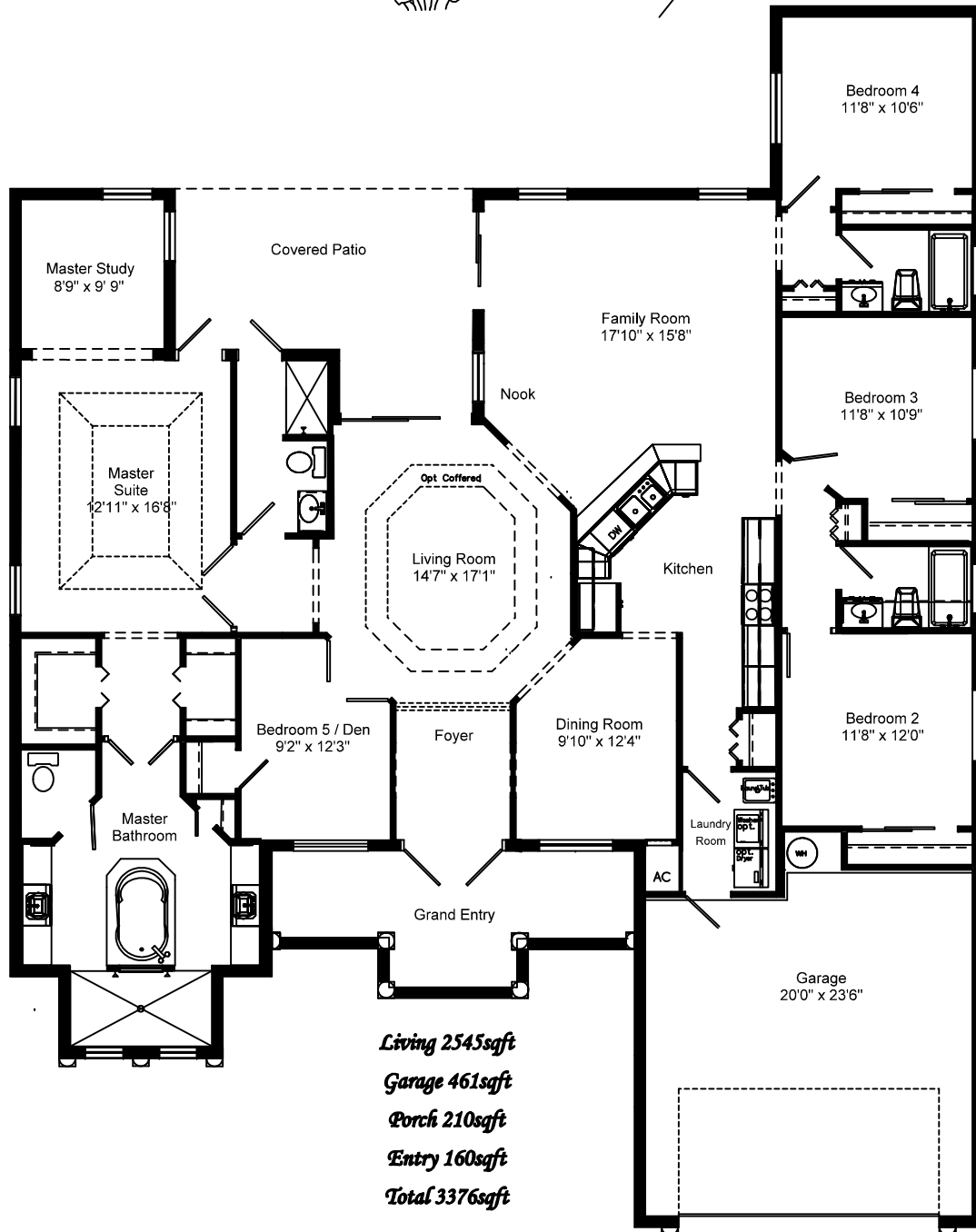


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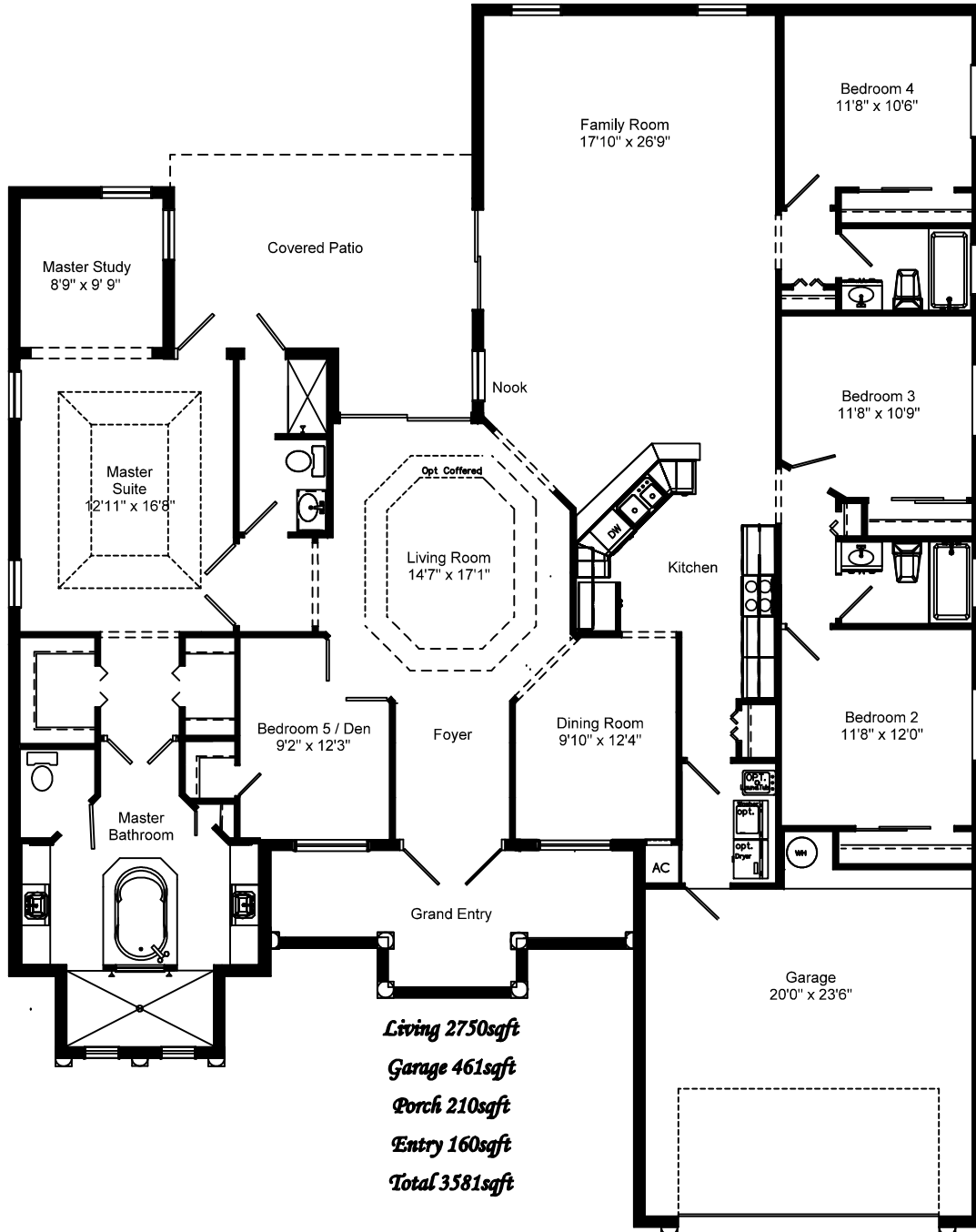
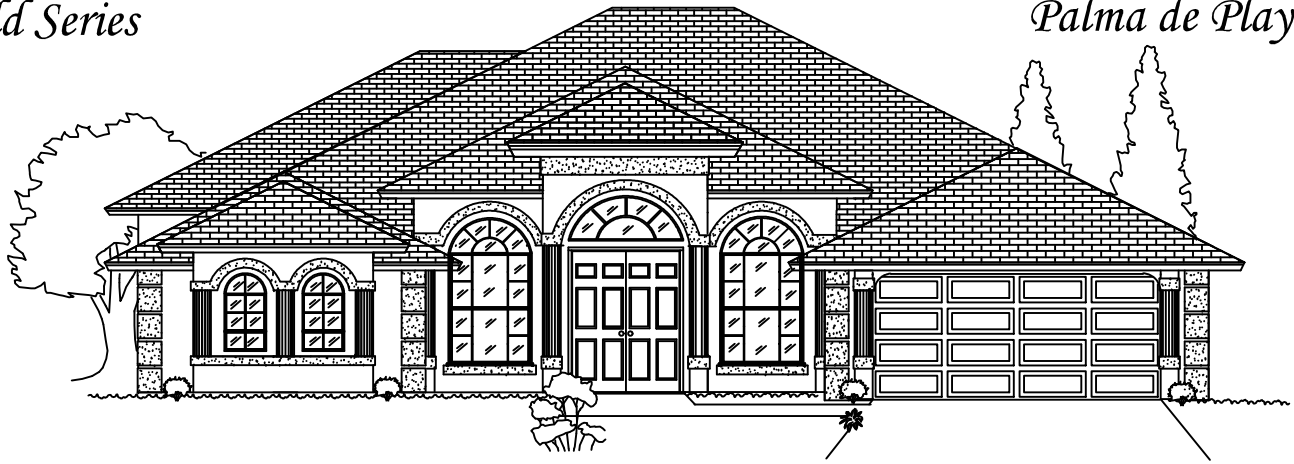


Living 2545sqft
Garage 461sqft
Porch 210sqft
Entry 160sqft
Total 3376sqft

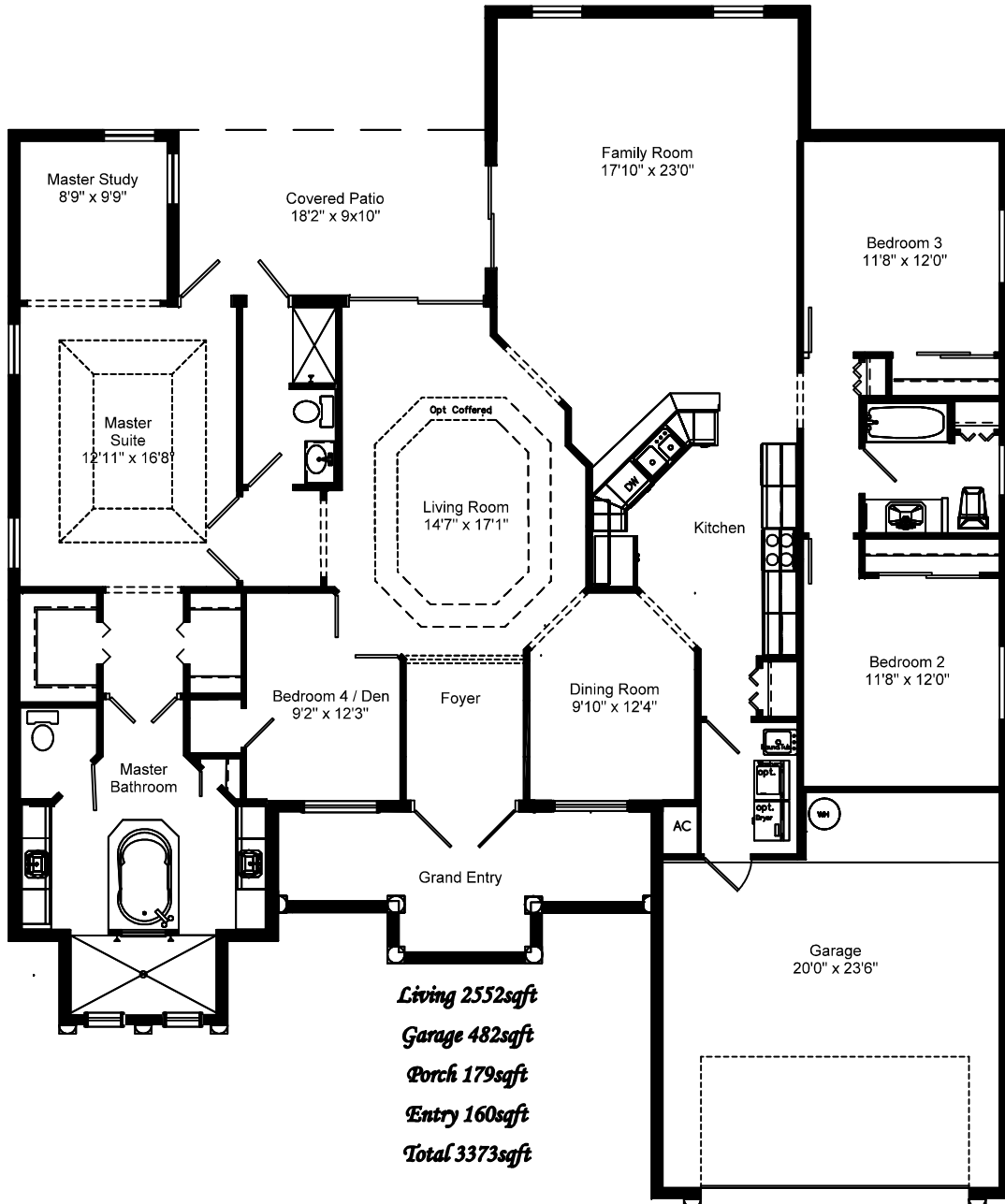
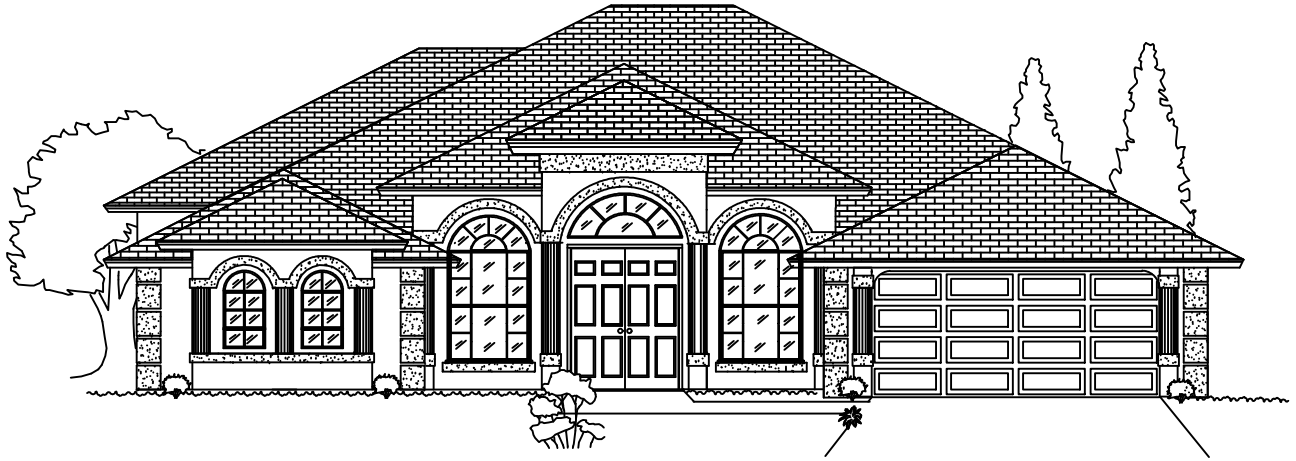
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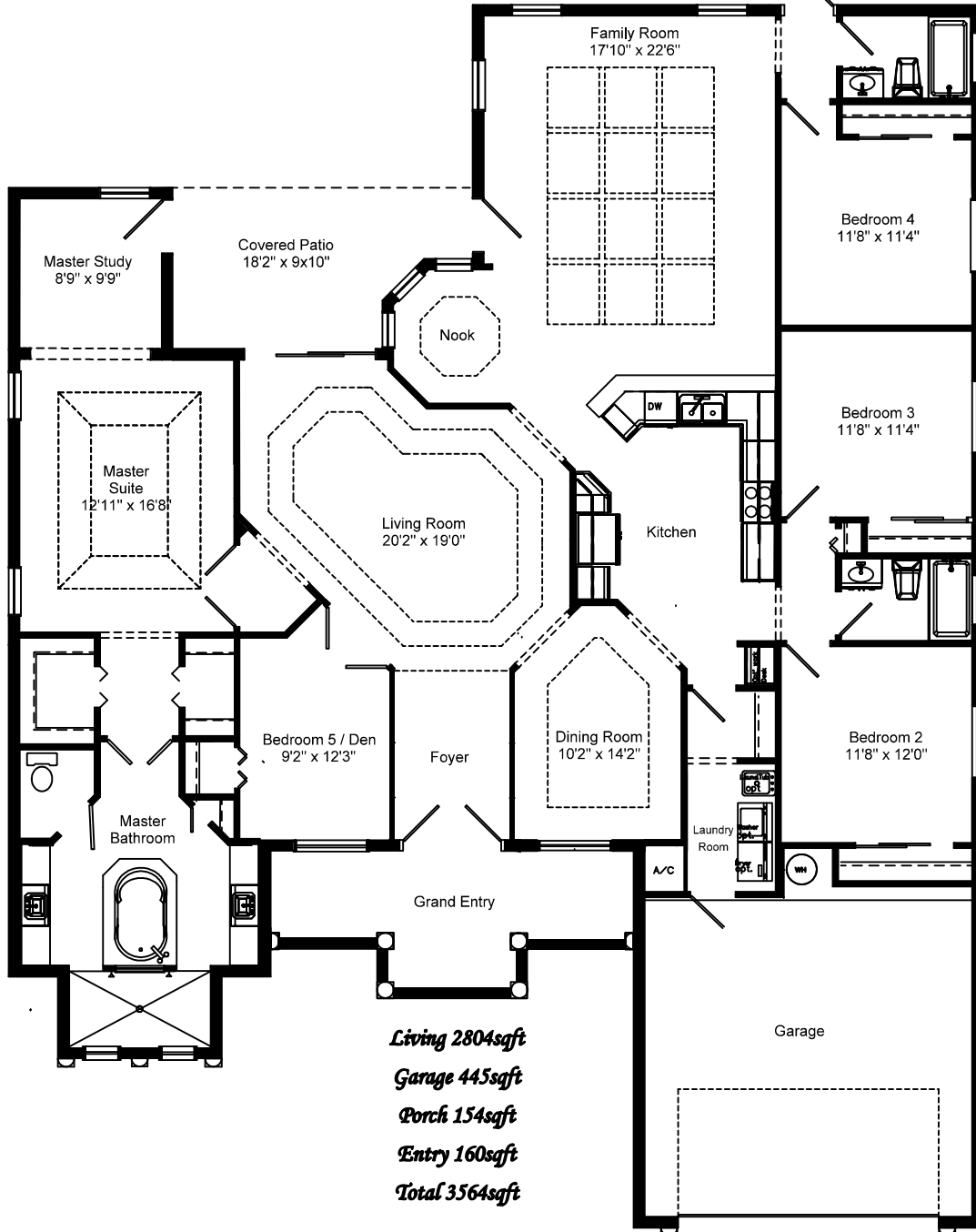
Living 2552sqft
Garage 482sqft
Porch 179sqft
Entry 160sqft
Total 3373sqft

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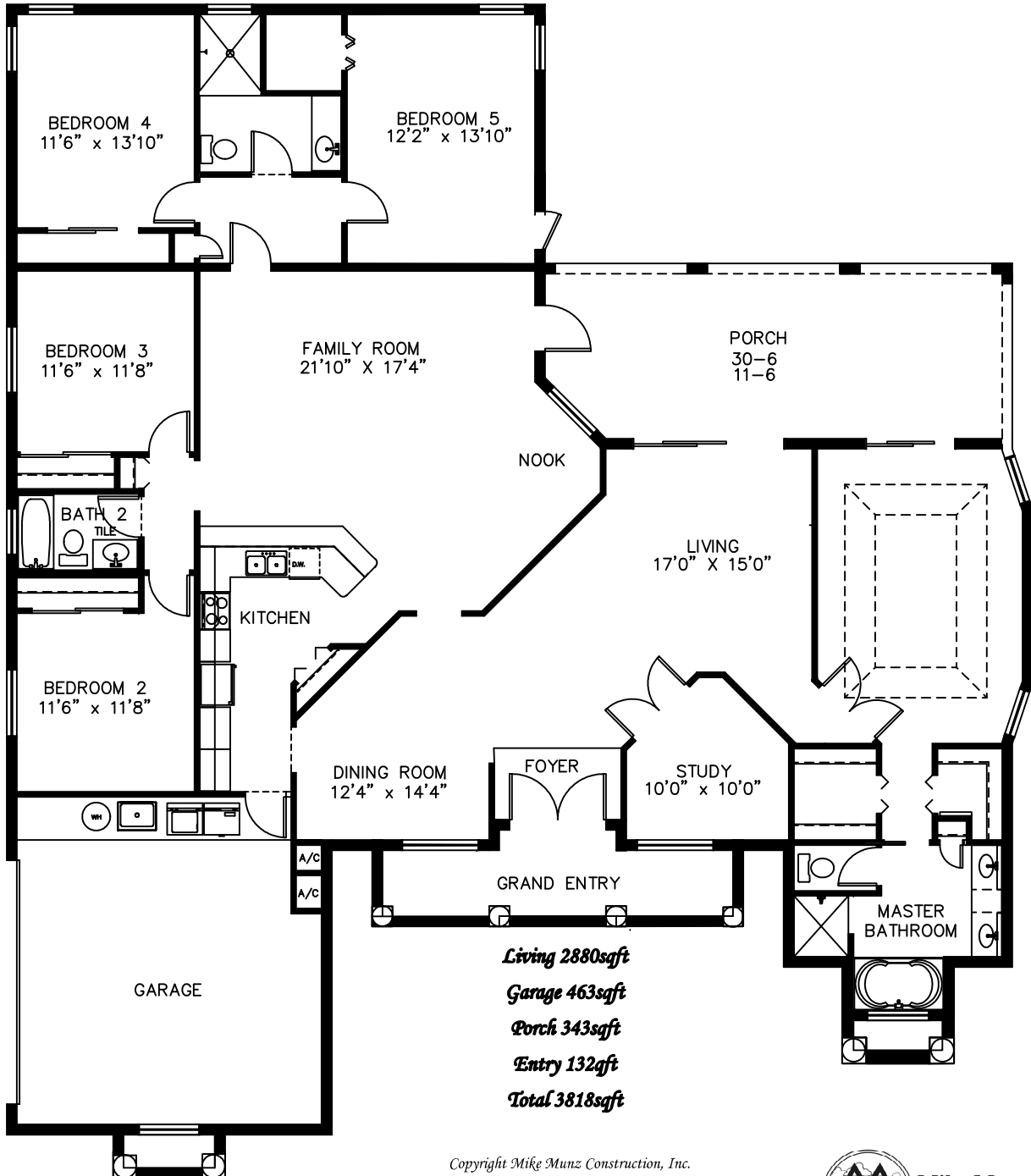
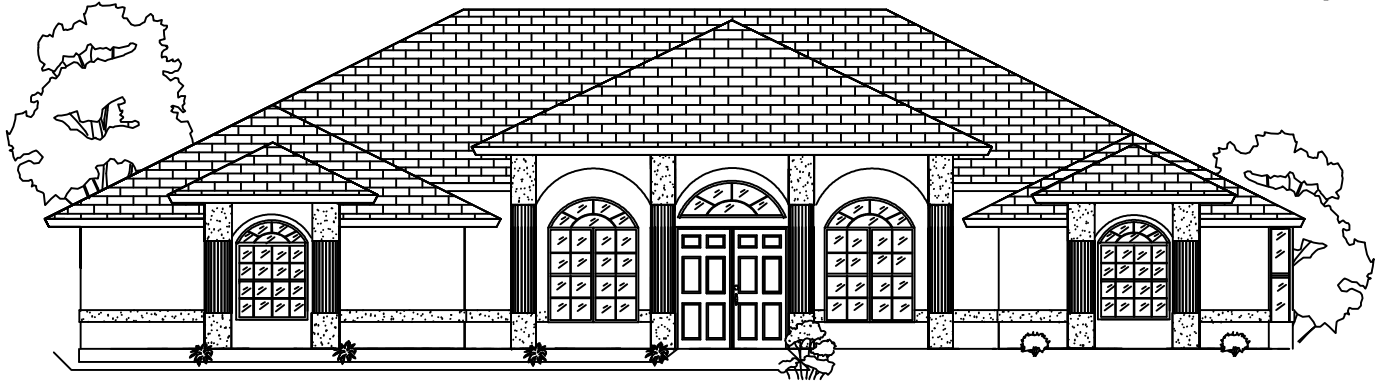


Living 2804sqft
Garage 445sqft
Porch 154sqft
Entry 160sqft
Total 3564sqft

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