

Port Saint Lucie 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.**
CGC037714 CPC053906 CCC056805

...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.”

www.mikemunz.com





**Mike Munz
Construction, Inc.**
CGC037714 CPC053906 CCC056805

GENERAL FEATURES

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

LOT PREPARATION

LOT PREPARATION IS NOT INCLUDED IN PURCHASE PRICE FOR PSL HOMES
(Additional cost deposit is required for lot preparation to be included in Contract)

- | | |
|---|--|
| ★ 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. | ★ All Fill Imported, including possible Road Base, gravel, shell rock and sand needed. |
| ★ Cleared trees and vegetation and removing them from the job site. | ★ Compaction of building pad density |
| ★ Grading for above mentioned activities and to provide positive drainage. | ★ Culvert with shell rock |
| | ★ The cost for lot preparation varies depending on local circumstances and buyer preferences. Any possible mitigation is outside the house contract scope. |



**Mike Munz
Construction, Inc.**
CGC037714 CPC053906 CCC056805

INTERIOR FEATURES

- ★ Vaulted, volume, coffered and tray ceilings per plan
- ★ All ceilings have hand trowled knockdown finish
- ★ Double coffered ceiling in living room per plan
- ★ Interior framing: wood and metal
- ★
- ★ 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
- ★ Swing and Bi-Fild closet doors
- ★ Large bath wall mirrors
- ★ Pull down Attic Stairs with light fixture in attic
- ★ Ceramic tile in kitchen, foyer, bar, breakfast nook, utility room & all baths
- ★ 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
- ★ Colonial or rectangular style base boards and casing
- ★ Marble window sills
- ★ 8' High entry door according to model..
- ★ 2 pre-wired phone outlets, 5 pre-wired TV outlets and 5 or more pre-wired fan outlets according to model
- ★ Single handle or 2 handle faucets
- ★ Elongated toilets
- ★ Free Standig soaking tub in master bath per model
- ★ 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 granite 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
- ★ PEC under ground water lines
- ★ Laundry room in selected models
- ★ Light orange peel wall primer
- ★ Garage Door Opener



**Mike Munz
Construction, Inc.**
CGC037714 CPC053906 CCC056805

EXTERIOR FEATURES

- ★ CBS – architecturally designed stucco decoration
- ★ 24" overhang
- ★ White or bronze window frames
- ★ Impact windows
- ★ French doors per plan
- ★ Exterior door lights by all exterior entry doors
- ★ Patio lights per plan
- ★ Sod up to 1/4 acre lot (7000SFmax)
- ★ Exterior wall beams concrete and steel
- ★ Covered entry porches per plan
- ★ Patios and decks per plan
- ★ Paneled garage door with hurricane reinforcement bars
- ★ Exterior faucets per plan
- ★ Exterior faucets per plan
electrical outlets
- ★ 6" in 12" roof slopes for a richer
architectural look
- ★ Designer Service on color schemes

KITCHEN FEATURES

- ★ 22cf. Frost-free refrigerator with ice
maker or 21cf. refrigerator side by side
- ★ 3 level wash system, pots & pans cycle, auto
water heat, white on white
- ★ Radiant top range with electronic range
self-cleaning oven
with window and removable door
- ★ Over the range microwave oven
- ★ Ice maker water line
- ★ Spray nozzle with kitchen faucet and stainless steel
- ★ Garbage disposal with non-corrosive chamber,
stainless steel, jam resistant swivel
- ★ 42" top cabinets doors in light, medium
or dark color with crown molding trim.
- ★ Granite counters with under mount stainless
steel sink.
- ★ Tile flooring
- ★ Pantry per plan
- ★ Breakfast bar or eat-in area per plan
- ★ G.F.I electrical outlets in kitchen



**Mike Munz
Construction, Inc.**
CGC037714 CPC053906 CCC056805

ENERGY SAVING FEATURES

- ★ *High efficiency A/C 14 SEER*
- ★ *Optional tile roofs have additional vents in top of roof*
- ★ *R-30 ceiling insulation*
- ★ *R-13 frame wall insulation*
- ★ *R-4.1 block wall insulation*
- ★ *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)*
- ★ *Shingle roofs ridge vented*
- ★ *Low E Insulated Impact windows*
- ★ *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*
- ★ *Insta-seal applied to over 50 locations to greatly reduce air infiltration*

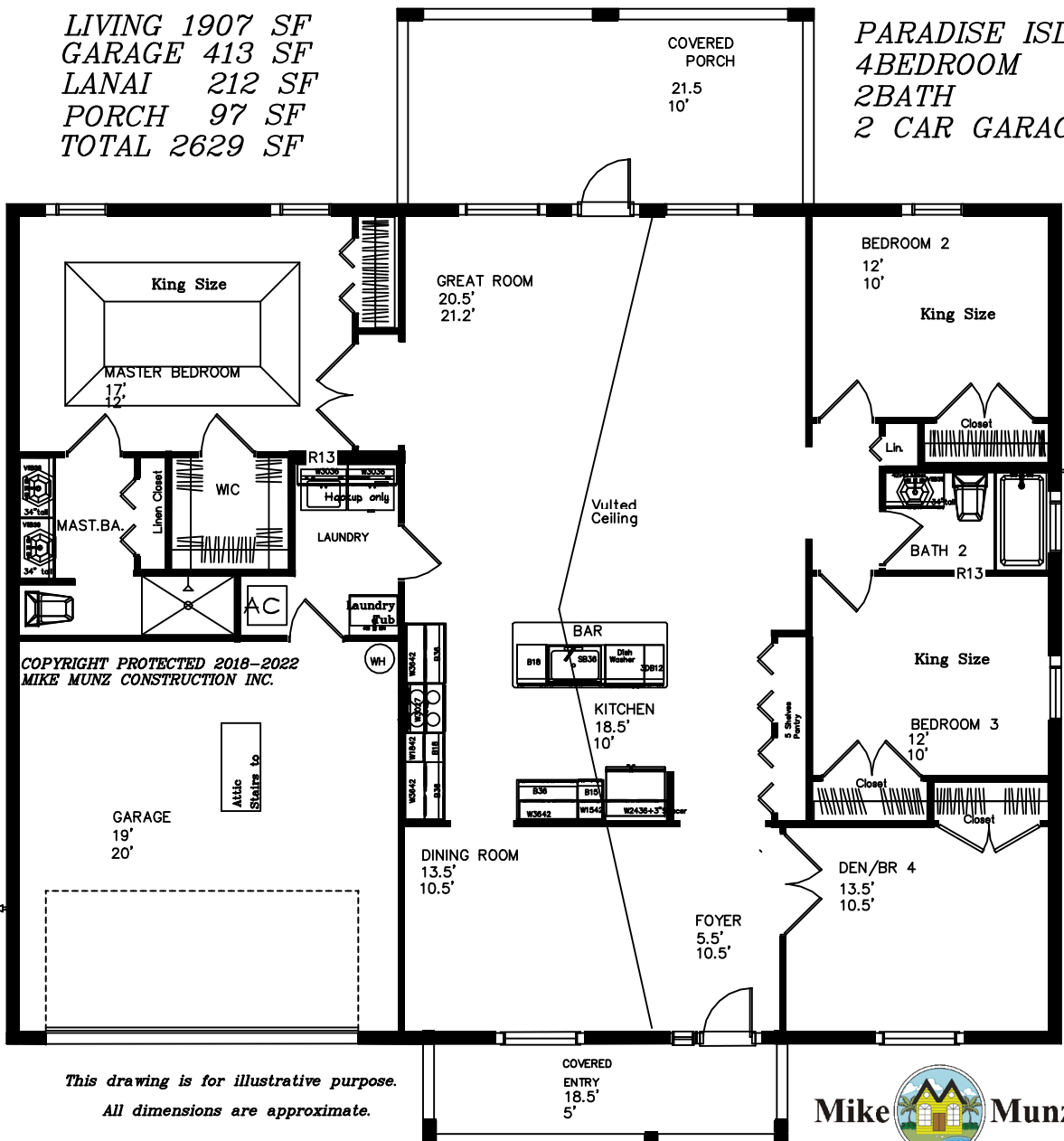
ADDITIONAL HOME FEATURES

- ★ *Sewer connection allowance*
Included in City of Port St Lucie
- ★ *Well, pump, pressure tank and sediment filter or connection to water service allowance*
Included in City of Port St Lucie
- ★ *Concrete: 45' driveway, patio, porch, stoops, and equipment pads*
- ★ *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



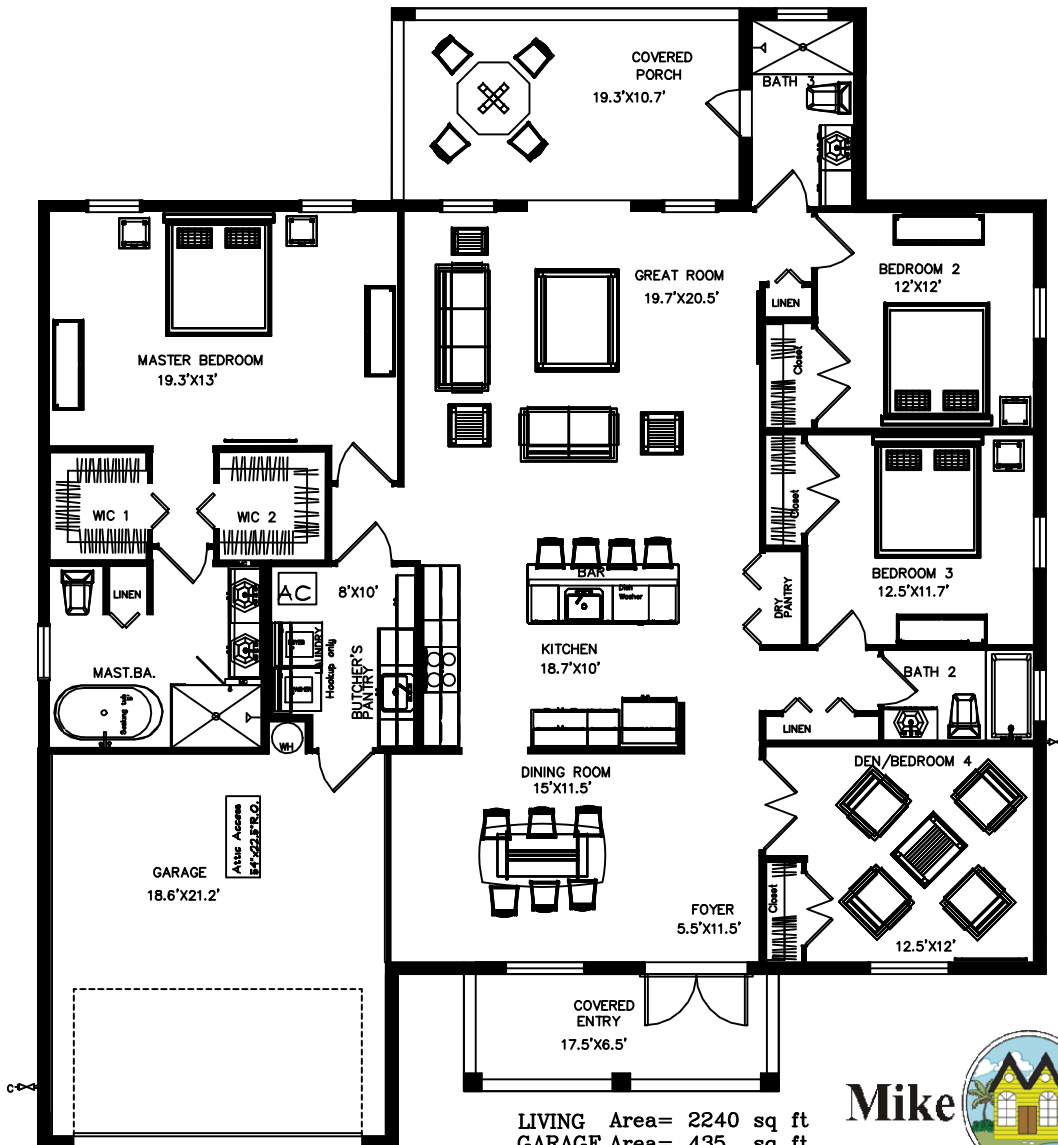
COPYRIGHT PROTECTED 2018-2022
 MIKE MUNZ CONSTRUCTION INC.

*This drawing is for illustrative purpose.
 All dimensions are approximate.*





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



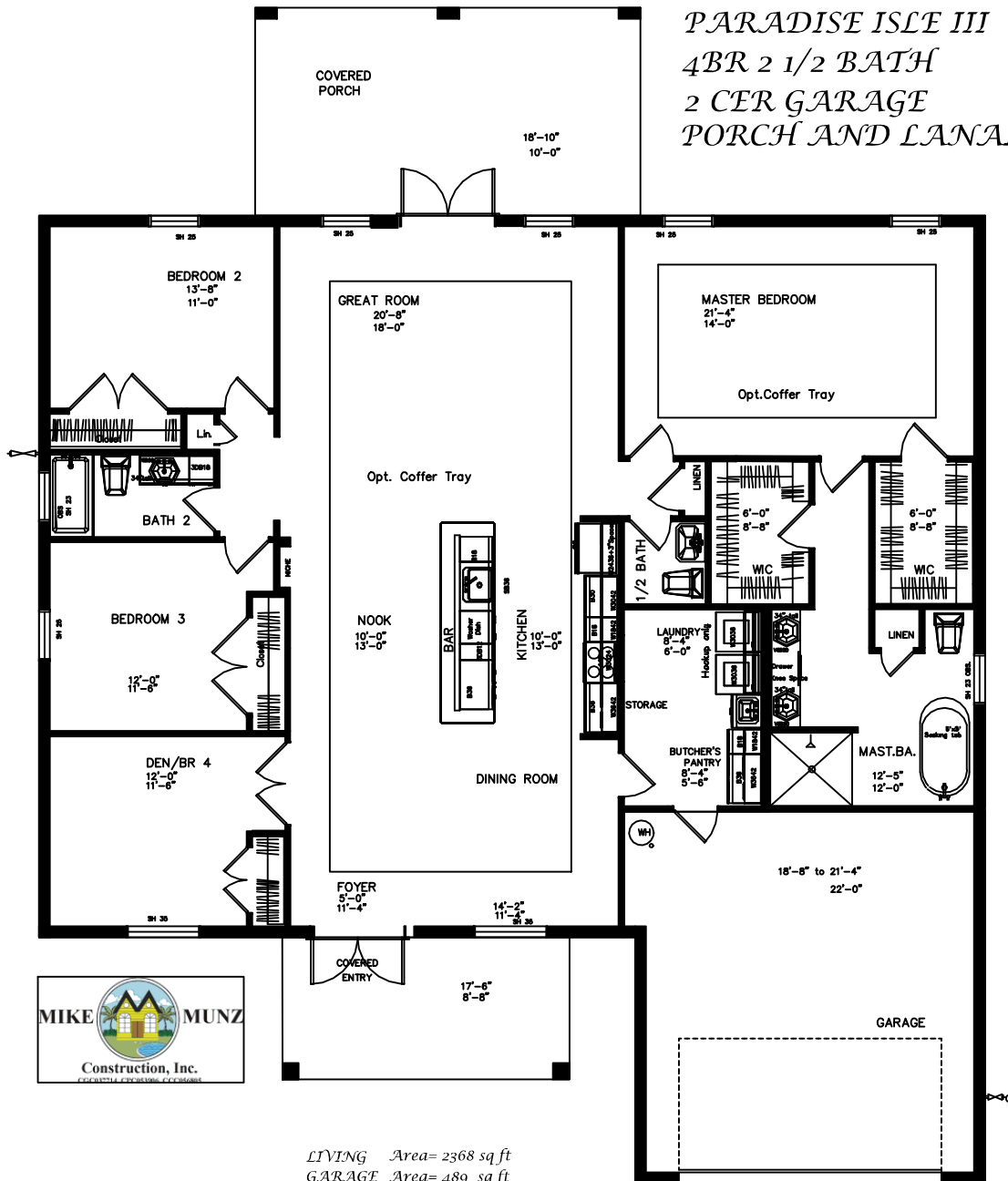
LIVING	Area=	2240	sq ft
GARAGE	Area=	435	sq ft
PORCH	Area=	206	sq ft
ENTRY	Area=	114	sq ft
TOTAL	Area=	2995	sq ft.

www.mikemunz.com

Mike  Munz
Construction, inc.



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

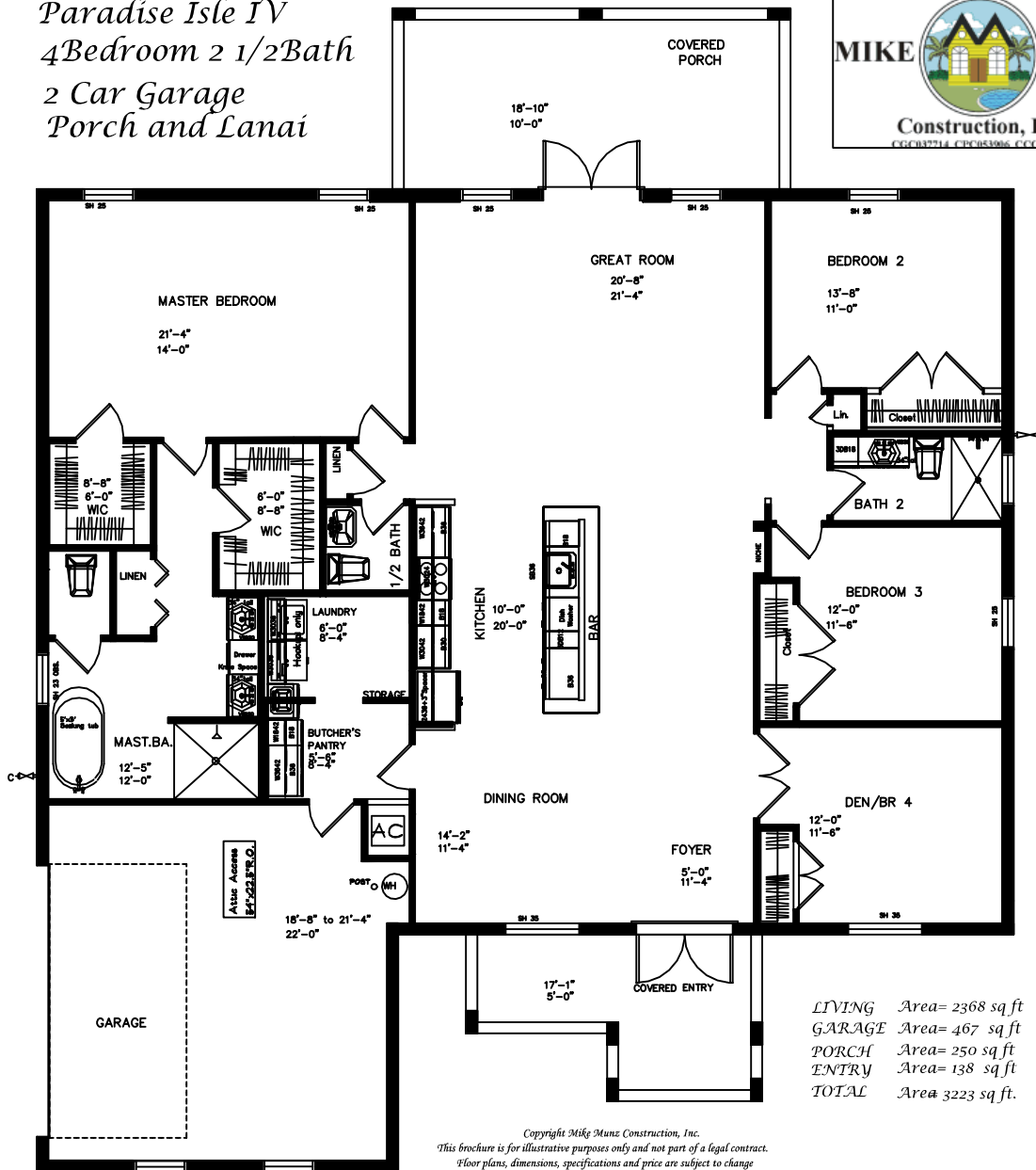


LIVING Area= 2368 sq ft
 GARAGE Area= 489 sq ft
 PORCH Area= 297 sq ft
 ENTRY Area= 151 sq ft
 TOTAL Area= 3305 sq ft.

Copyright Mike Munz Construction, Inc.
This brochure is for illustrative purposes only and not part of a legal contract.
Floor plans, dimensions, specifications and price are subject to change
without notice. Room sizes are approximate.



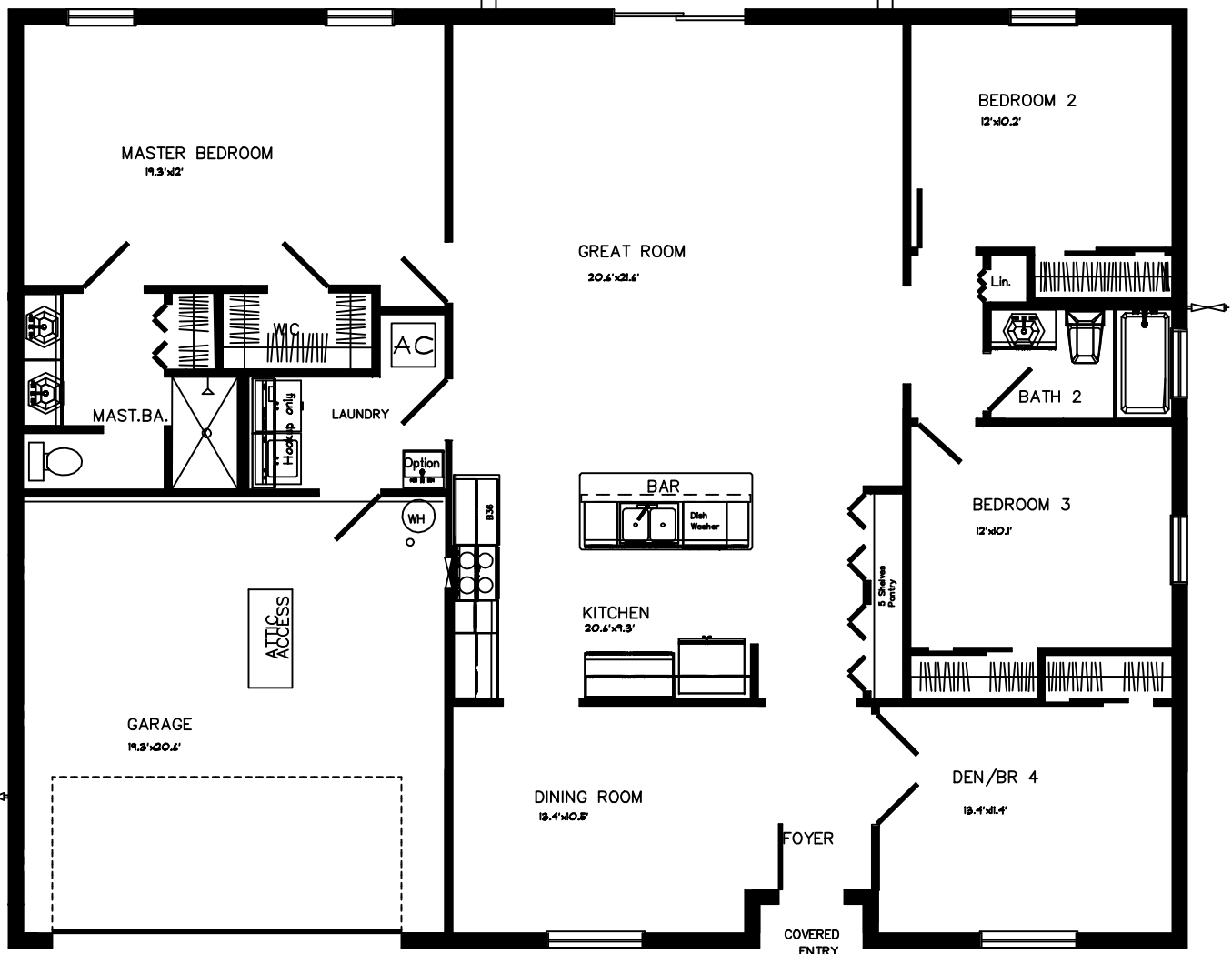
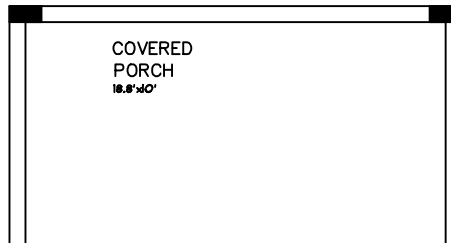
Paradise Isle IV
 4 Bedroom 2 1/2 Bath
 2 Car Garage
 Porch and Lanai



Copyright Mike Munz Construction, Inc.
 This brochure is for illustrative purposes only and not part of a legal contract.
 Floor plans, dimensions, specifications and price are subject to change
 without notice. Room sizes are approximate.



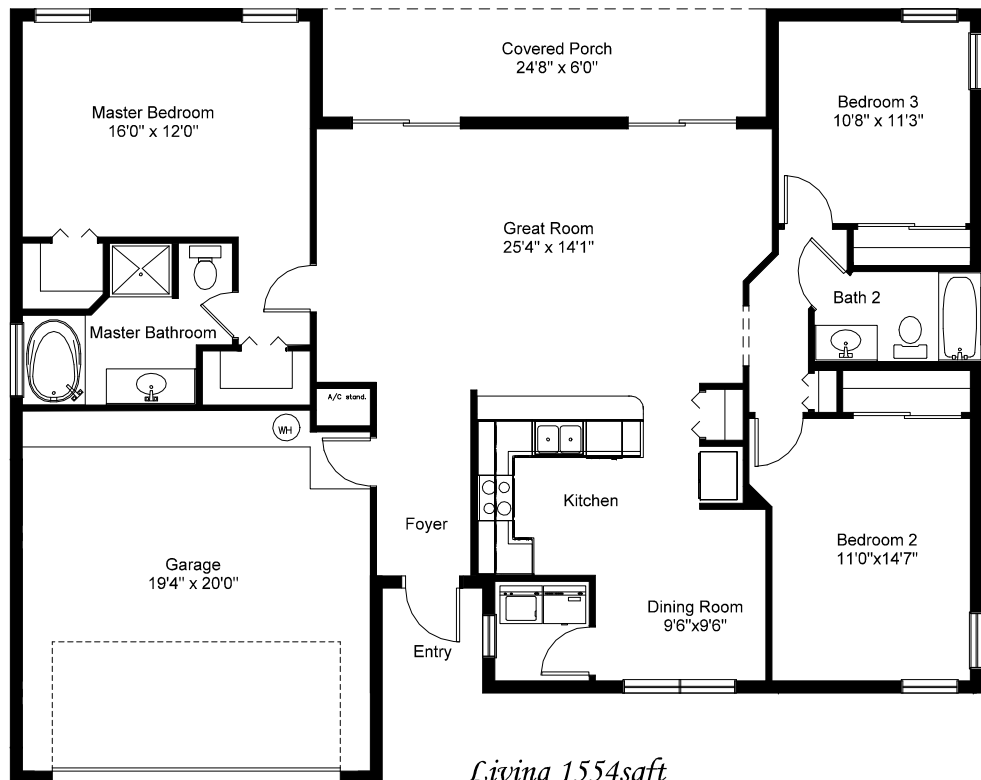
CRISTINA MODEL
 4 BEDROOM
 2 BATH
 2 CAR GARAGE



Copyright Mike Munz Construction, Inc.

*This brochure is for illustrative purposes only and not part of a legal contract.
 Floor plans, dimensions, specifications and price are subject to change
 without notice. Room sizes are approximate.*

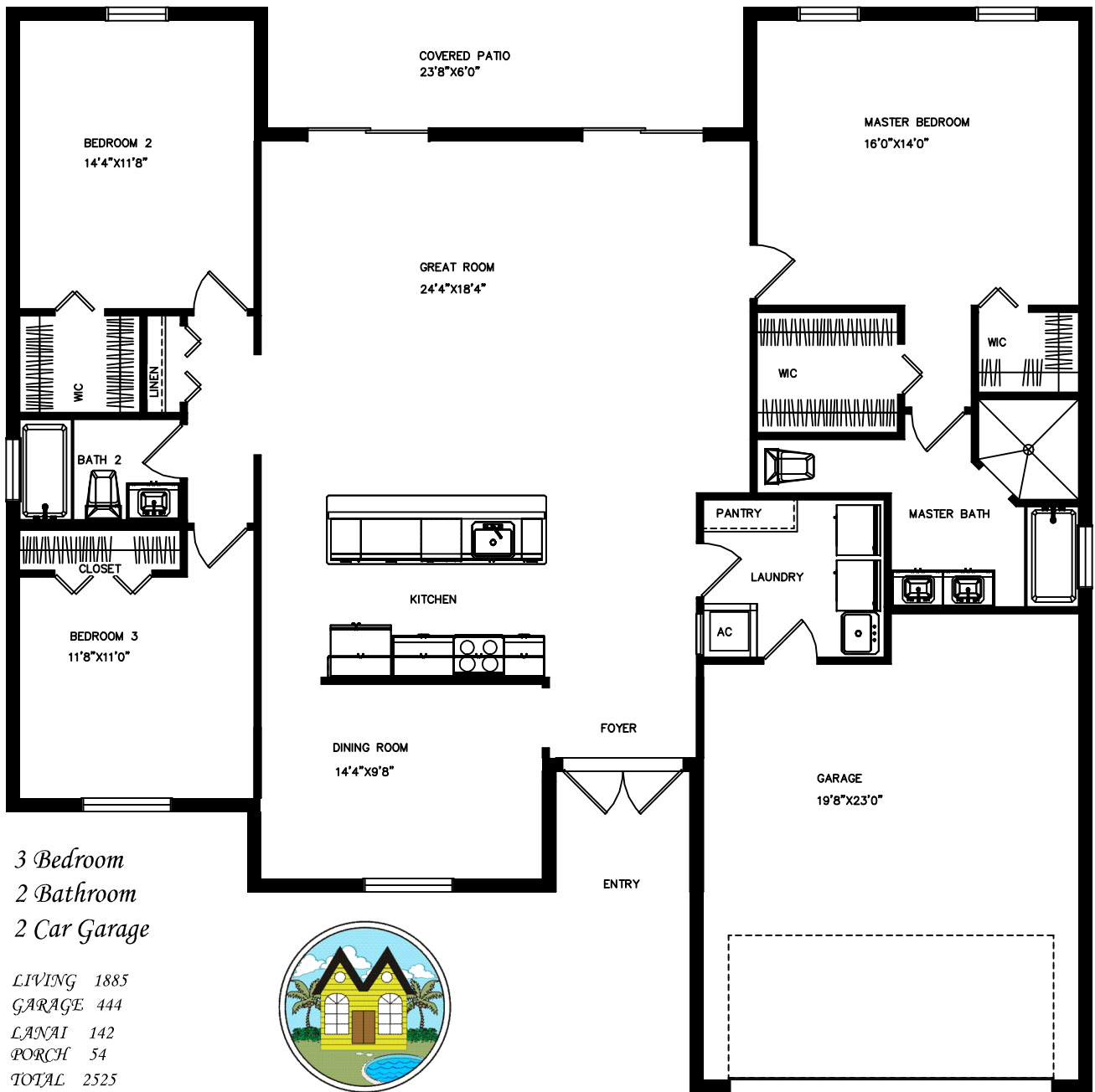
LIVING	Area= 1900 sq ft
GARAGE	Area= 410 sq ft
PORCH	Area= 188 sq ft
ENTRY	Area= 30 sq ft
TOTAL	Area= 2528 sq ft.



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



Largo Mar



3 Bedroom
2 Bathroom
2 Car Garage

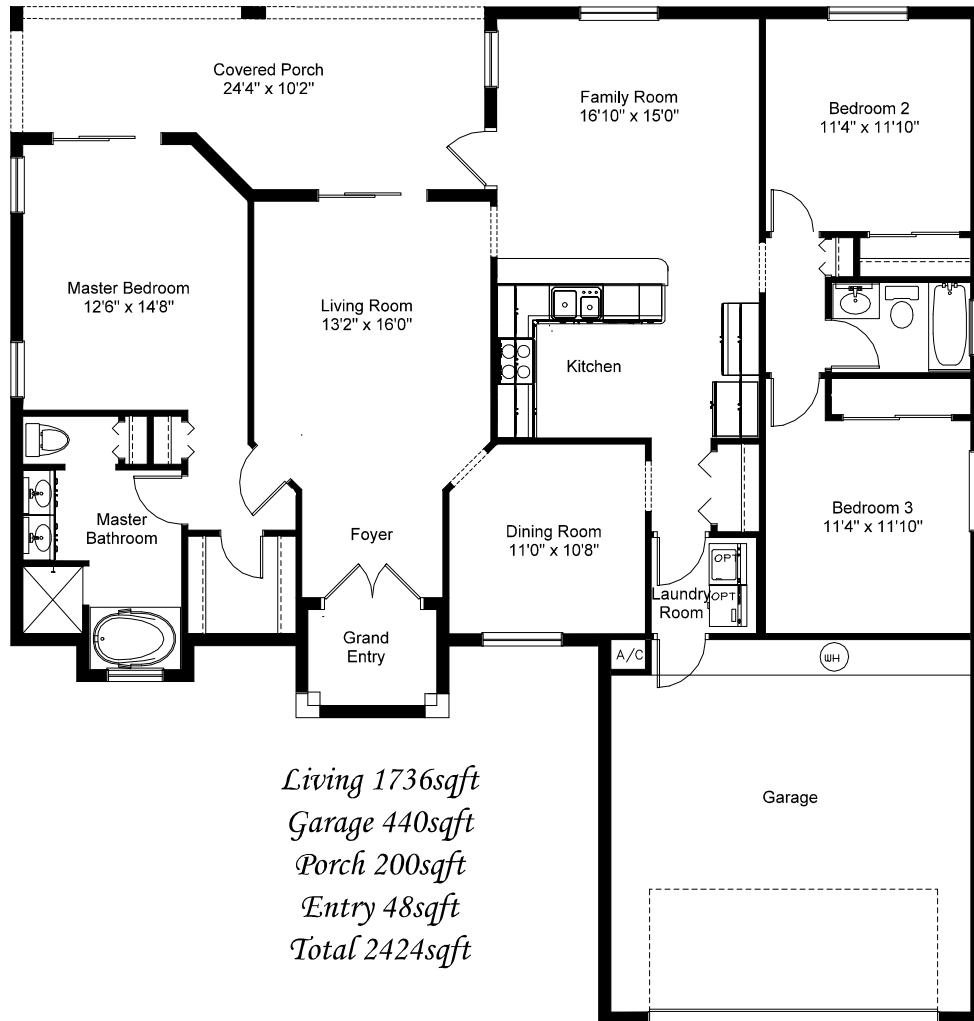
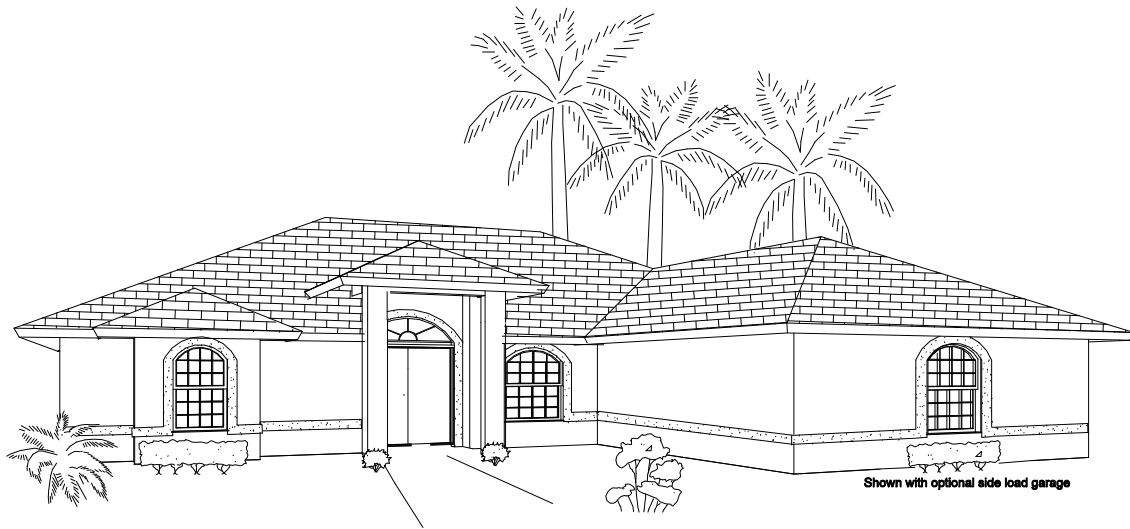
LIVING 1885
GARAGE 444
LANAI 142
PORCH 54
TOTAL 2525



Copyright Mike Munz Construction, Inc.

This brochure is for illustrative purposes only and not part of a legal contract.

Floor plans, dimensions, specifications and price are subject to change
without notice. Room sizes are approximate.

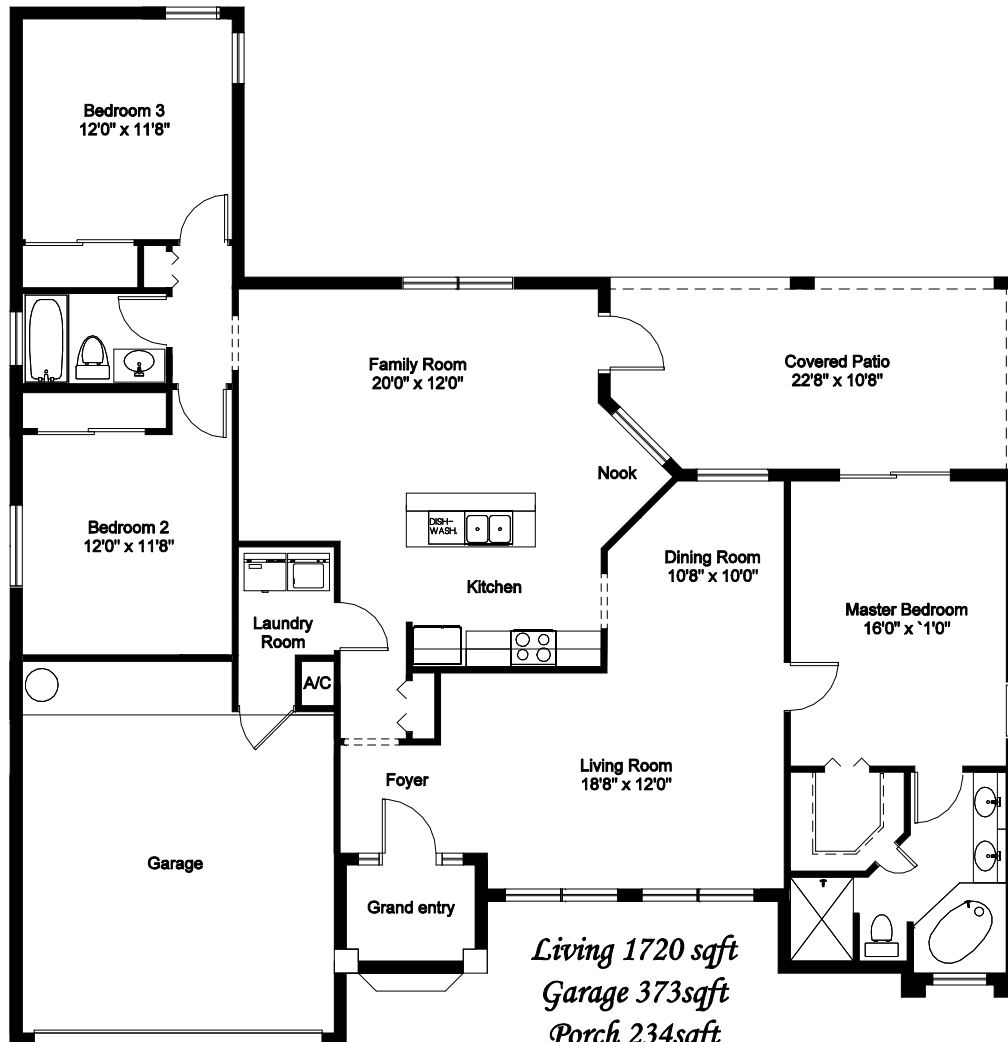


Copyright Mike Munz Construction, Inc.
This brochure is for illustrative purposes only and not part
of a legal contract. Floor plans, dimensions, specifications
and price are subject to change without notice.
Room sizes are approximate.

www.mikemunz.com



Mike Munz
Construction, Inc.
CGC037714 CPC053906 CCC056805



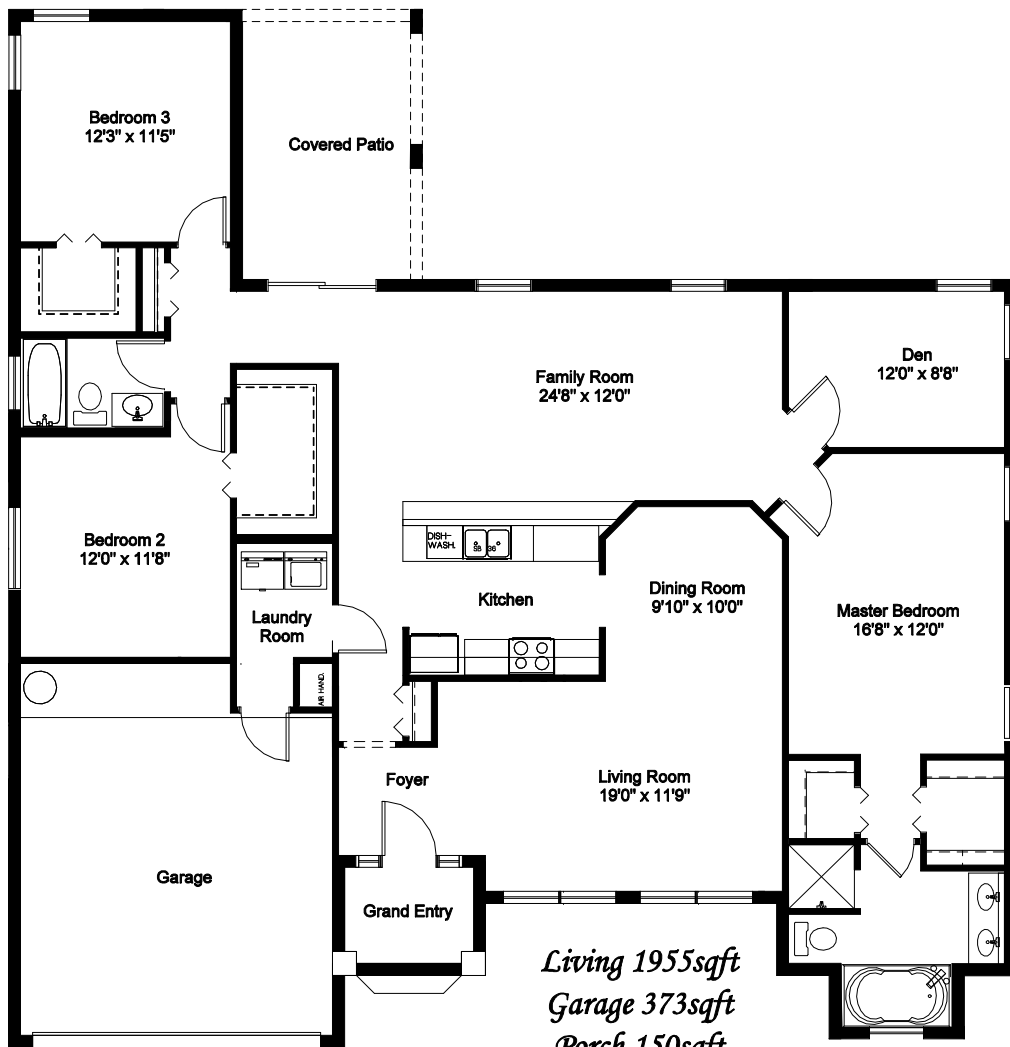
*Living 1720 sqft
Garage 373sqft
Porch 234sqft
Entry 56sqft
Total 2383sqft*

Copyright Mike Munz Construction, Inc.
This brochure is for illustrative purposes only and not part
of a legal contract. Floor plans, dimensions, specifications
and price are subject to change without notice.
Room sizes are approximate.

www.mikemunz.com



**Mike Munz
Construction, Inc.**
CGC037714 CPC053906 CCC056805



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

Copyright Mike Munz Construction, Inc.
 This brochure is for illustrative purposes only and not part
 of a legal contract. Floor plans, dimensions, specifications
 and price are subject to change without notice.
 Room sizes are approximate.





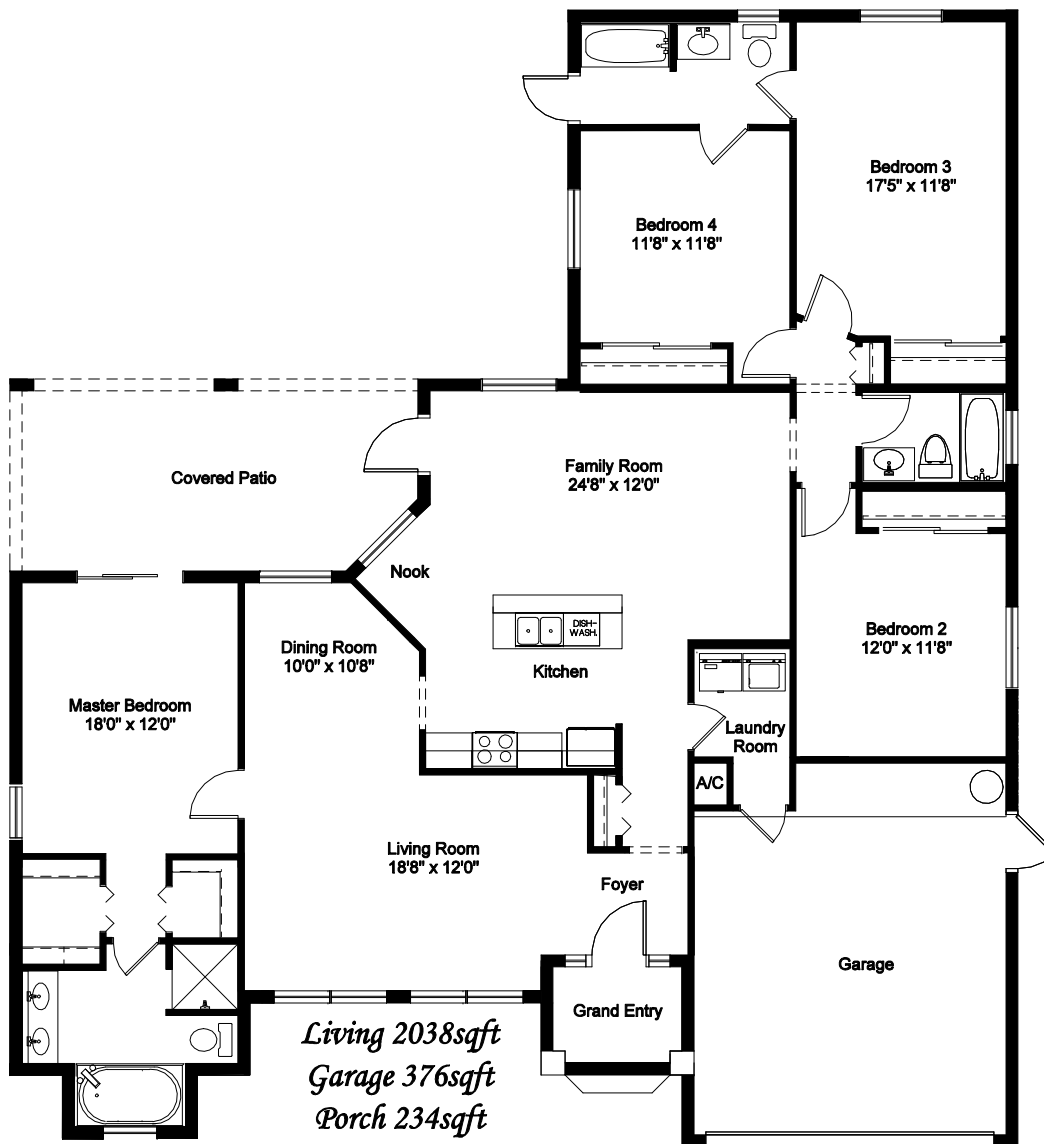
Living 2032sqft
 Garage 376sqft
 Entry 56sqft
 Porch 138sqft
 Total 2602sqft

Copyright Mike Munz Construction, Inc.
 This brochure is for illustrative purposes only and not part
 of a legal contract. Floor plans, dimensions, specifications
 and price are subject to change without notice.
 Room sizes are approximate.

www.mikemunz.com



**Mike Munz
 Construction, Inc.**
 CCG037714 CPC053906 CCC056805



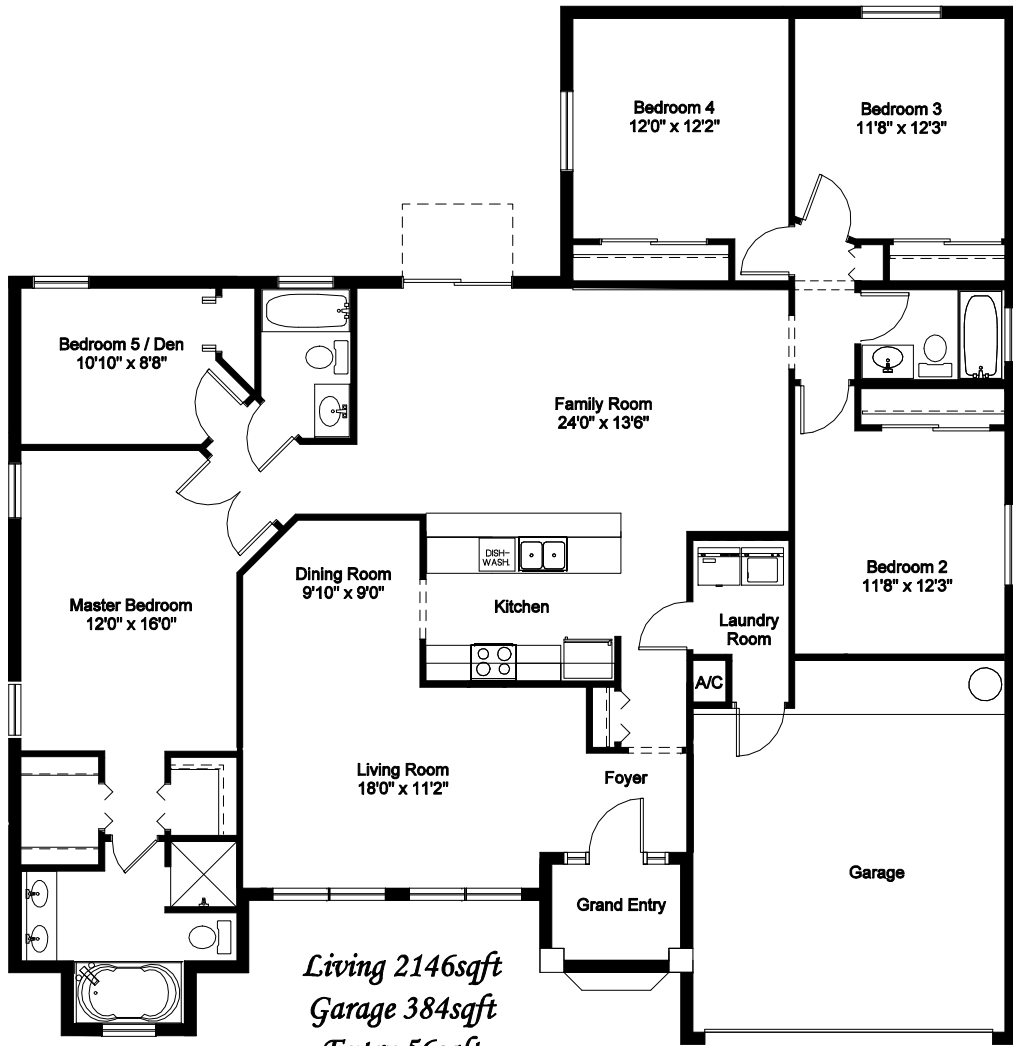
*Living 2038sqft
 Garage 376sqft
 Porch 234sqft
 Entry 56sqft
 Total 2704sqft*

Copyright Mike Munz Construction, Inc.
 This brochure is for illustrative purposes only and not part
 of a legal contract. Floor plans, dimensions, specifications
 and price are subject to change without notice.
 Room sizes are approximate.

www.mikemunz.com



**Mike Munz
 Construction, Inc.**
 CGC037714 CPC053906 CCC056805

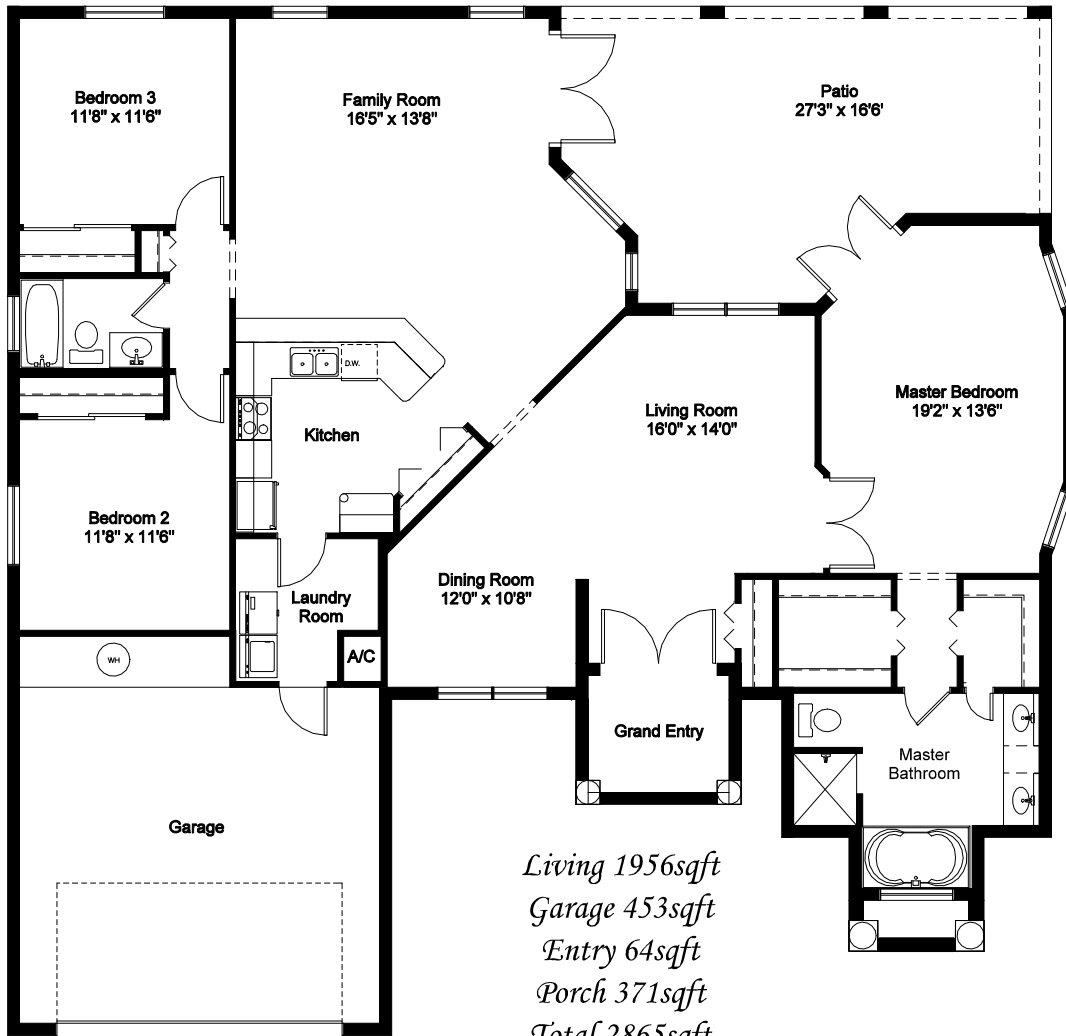


*Living 2146sqft
Garage 384sqft
Entry 56sqft
Total 2586sqft*

Copyright Mike Munz Construction, Inc.
This brochure is for illustrative purposes only and not part
of a legal contract. Floor plans, dimensions, specifications
and price are subject to change without notice.
Room sizes are approximate.

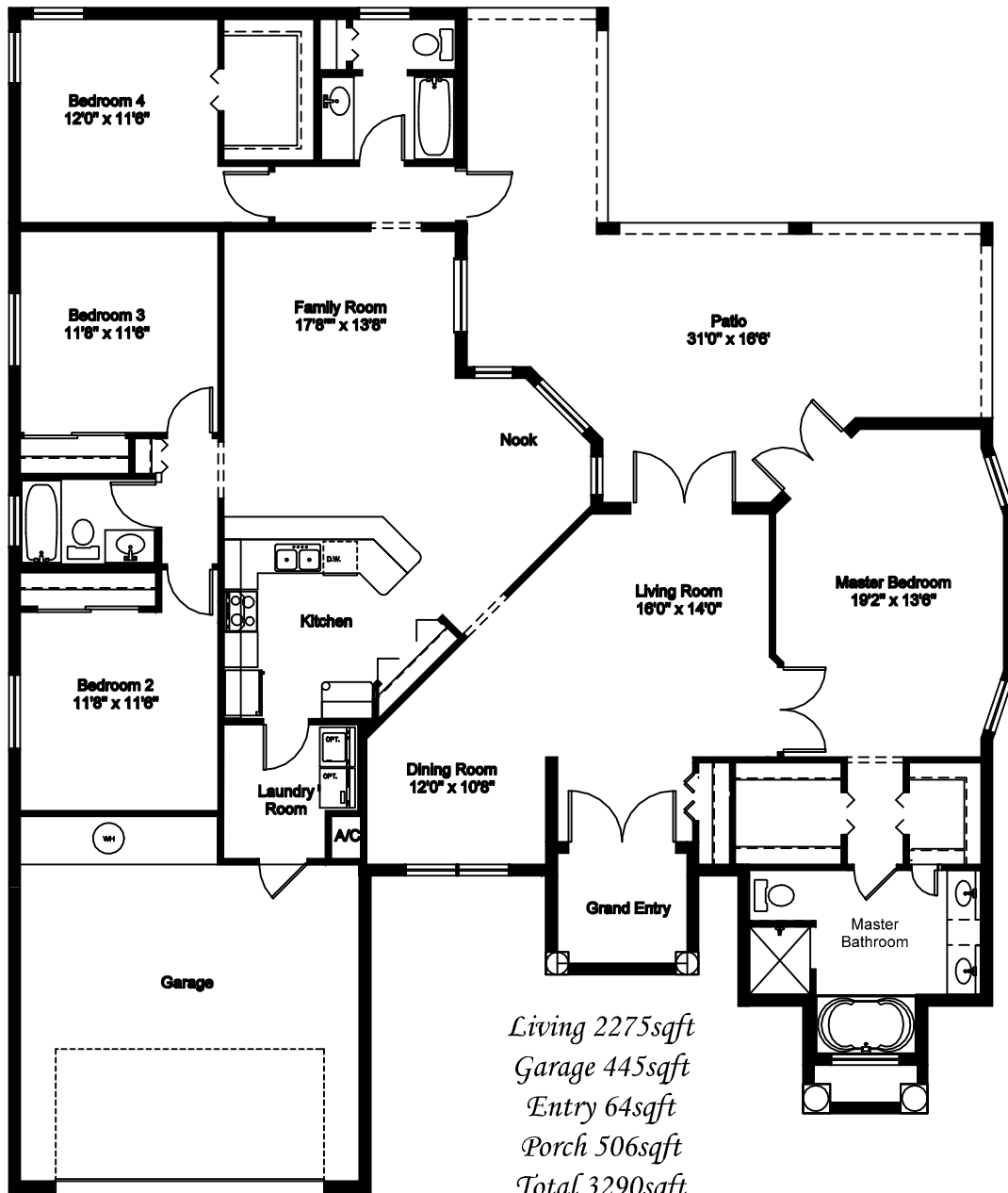
www.mikemunz.com



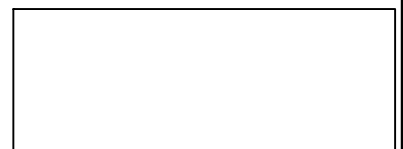


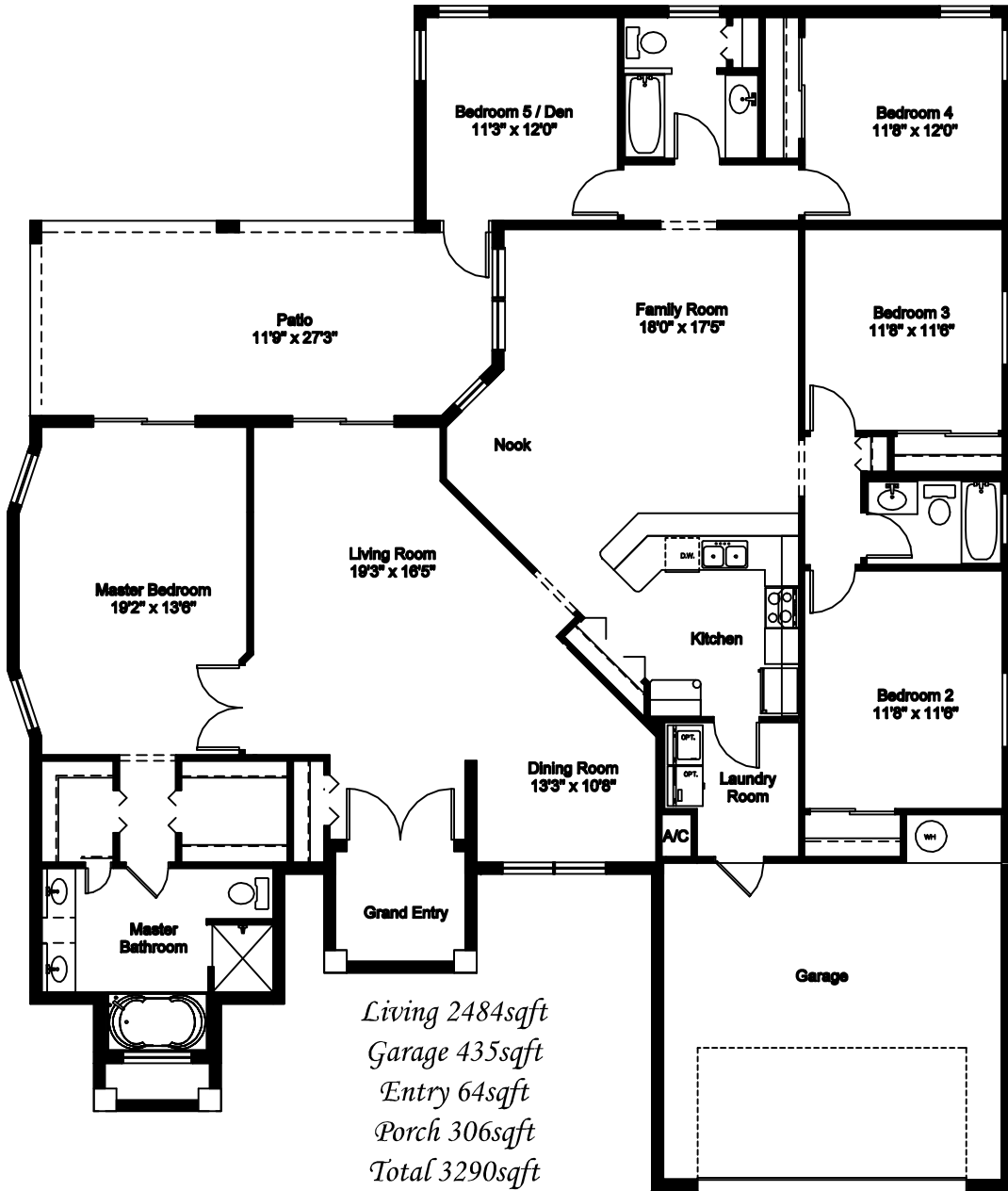
Living 1956sqft
 Garage 453sqft
 Entry 64sqft
 Porch 371sqft
 Total 2865sqft





Copyright Mike Munz Construction, Inc.
This brochure is for illustrative purposes only and not part
of a legal contract. Floor plans, dimensions, specifications
and price are subject to change without notice.
Room sizes are approximate.





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

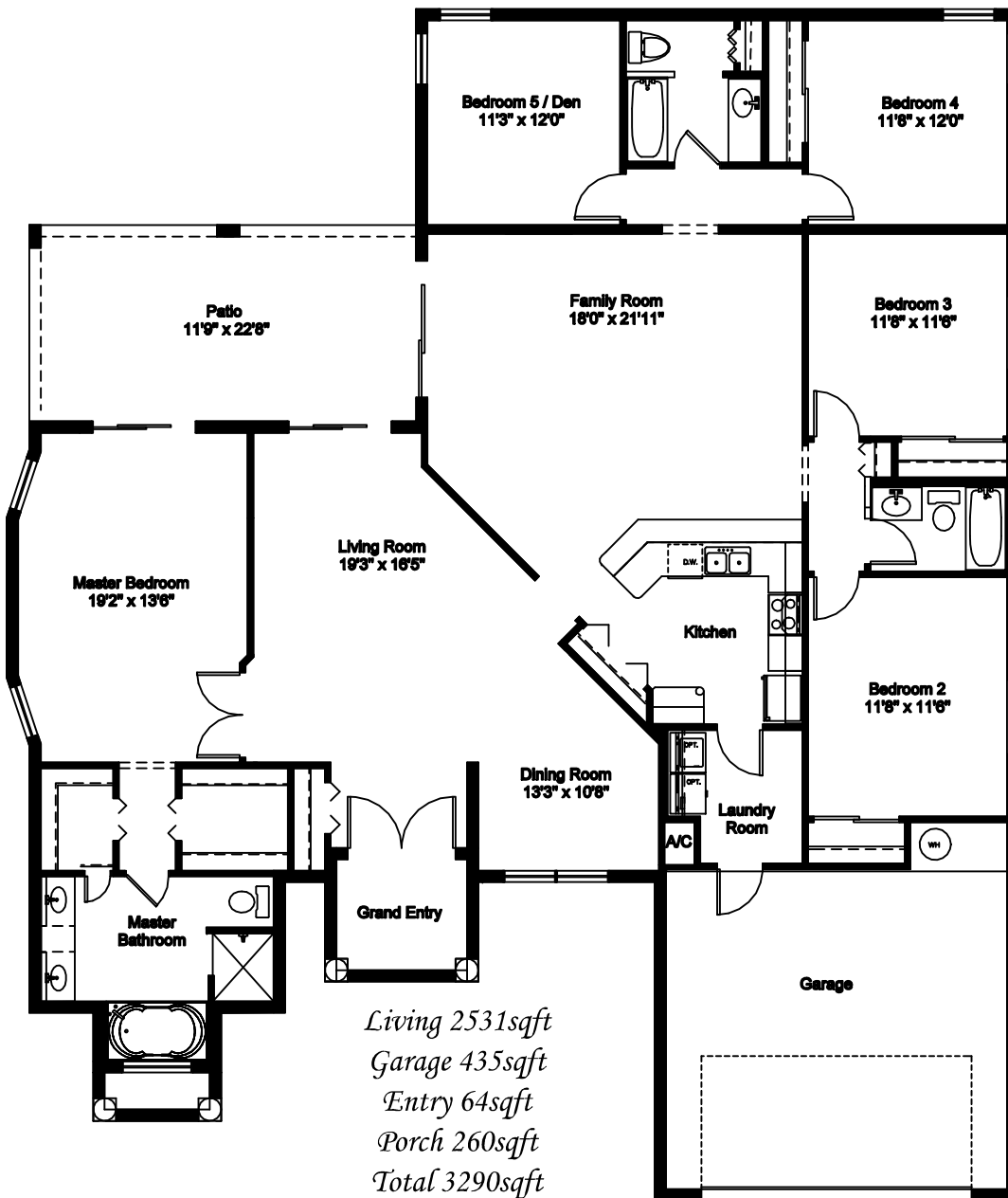
Copyright Mike Munz Construction, Inc.
 This brochure is for illustrative purposes only and not part
 of a legal contract. Floor plans, dimensions, specifications
 and price are subject to change without notice.

Room sizes are approximate.

www.mikemunz.com

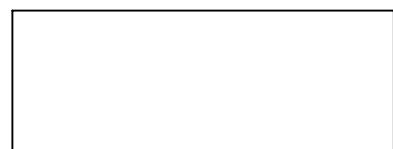


MIKE MUNZ
 CONSTRUCTION, INC.
 CGC037714 CPC053906 CCC056805



Living 2531sqft
 Garage 435sqft
 Entry 64sqft
 Porch 260sqft
 Total 3290sqft

Copyright Mike Munz Construction, Inc.
 This brochure is for illustrative purposes only and not part
 of a legal contract. Floor plans, dimensions, specifications
 and price are subject to change without notice.
 Room sizes are approximate.



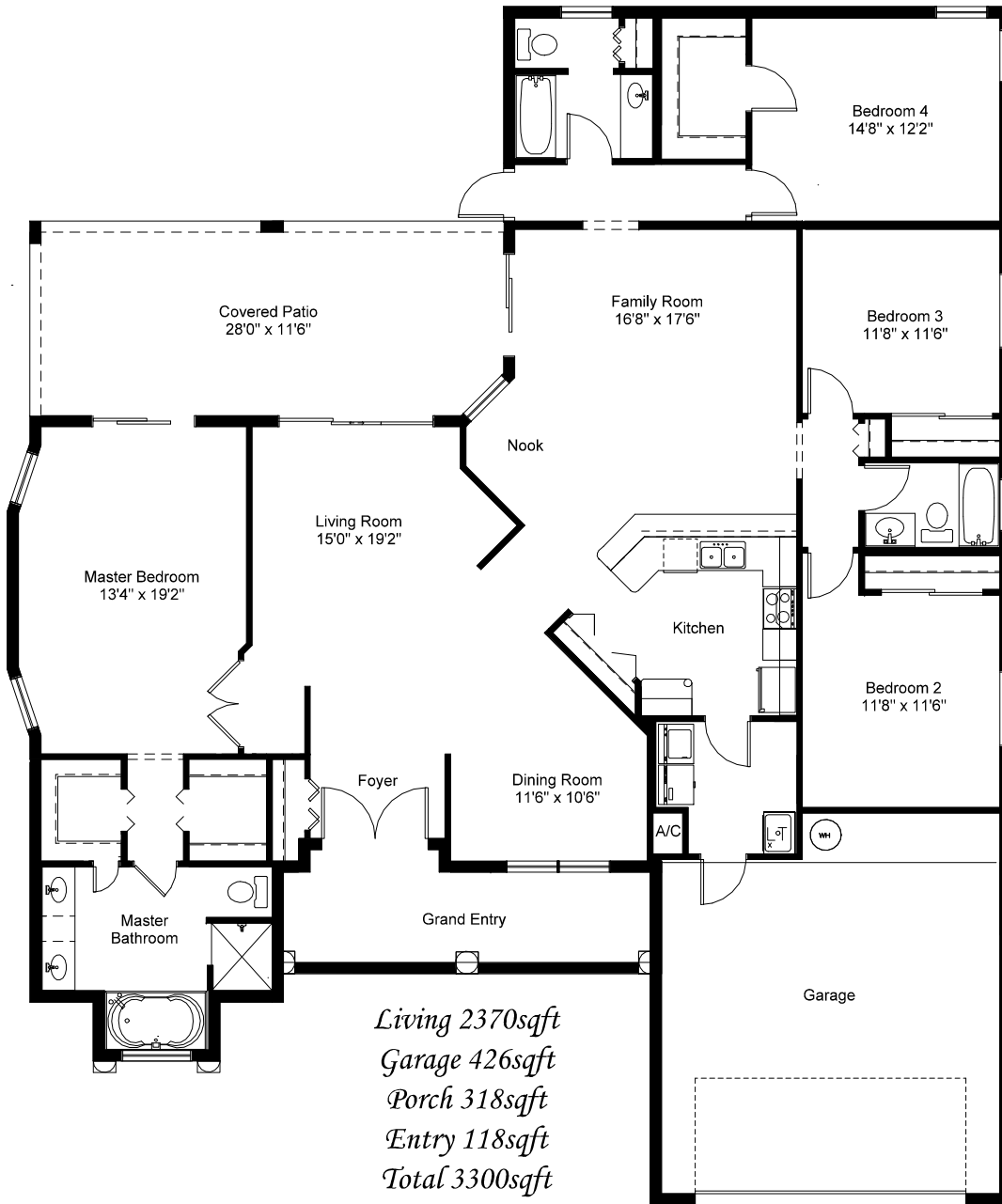


Copyright Mike Munz Construction, Inc.
 This brochure is for illustrative purposes only and not part
 of a legal contract. Floor plans, dimensions, specifications
 and price are subject to change without notice.
 Room sizes are approximate.

www.mikemunz.com



Mike Munz
Construction, Inc.
 CGC037714 CPC053906 CCC056805

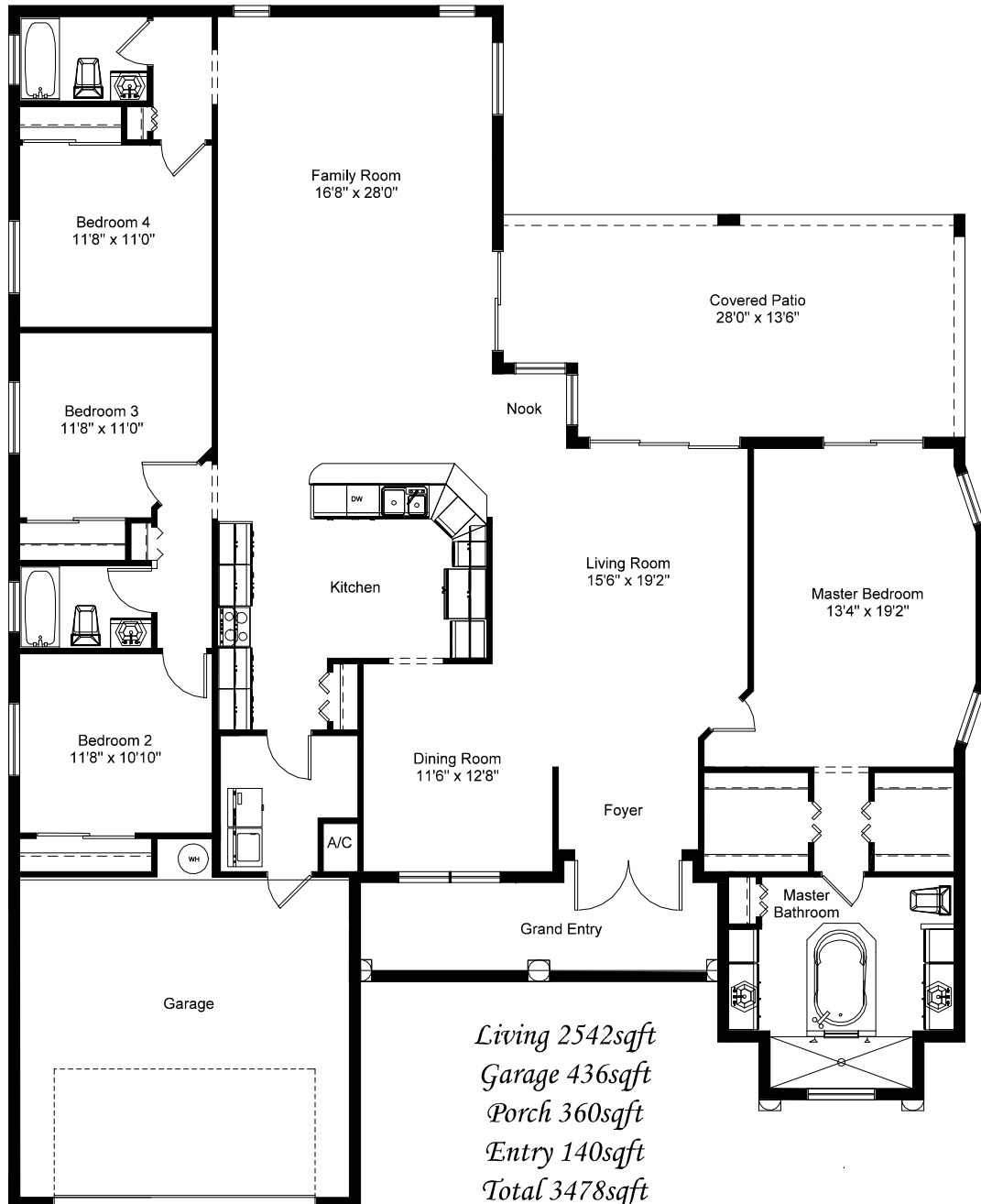


Copyright Mike Munz Construction, Inc.
 This brochure is for illustrative purposes only and not part
 of a legal contract. Floor plans, dimensions, specifications
 and price are subject to change without notice.
 Room sizes are approximate.

www.mikemunz.com

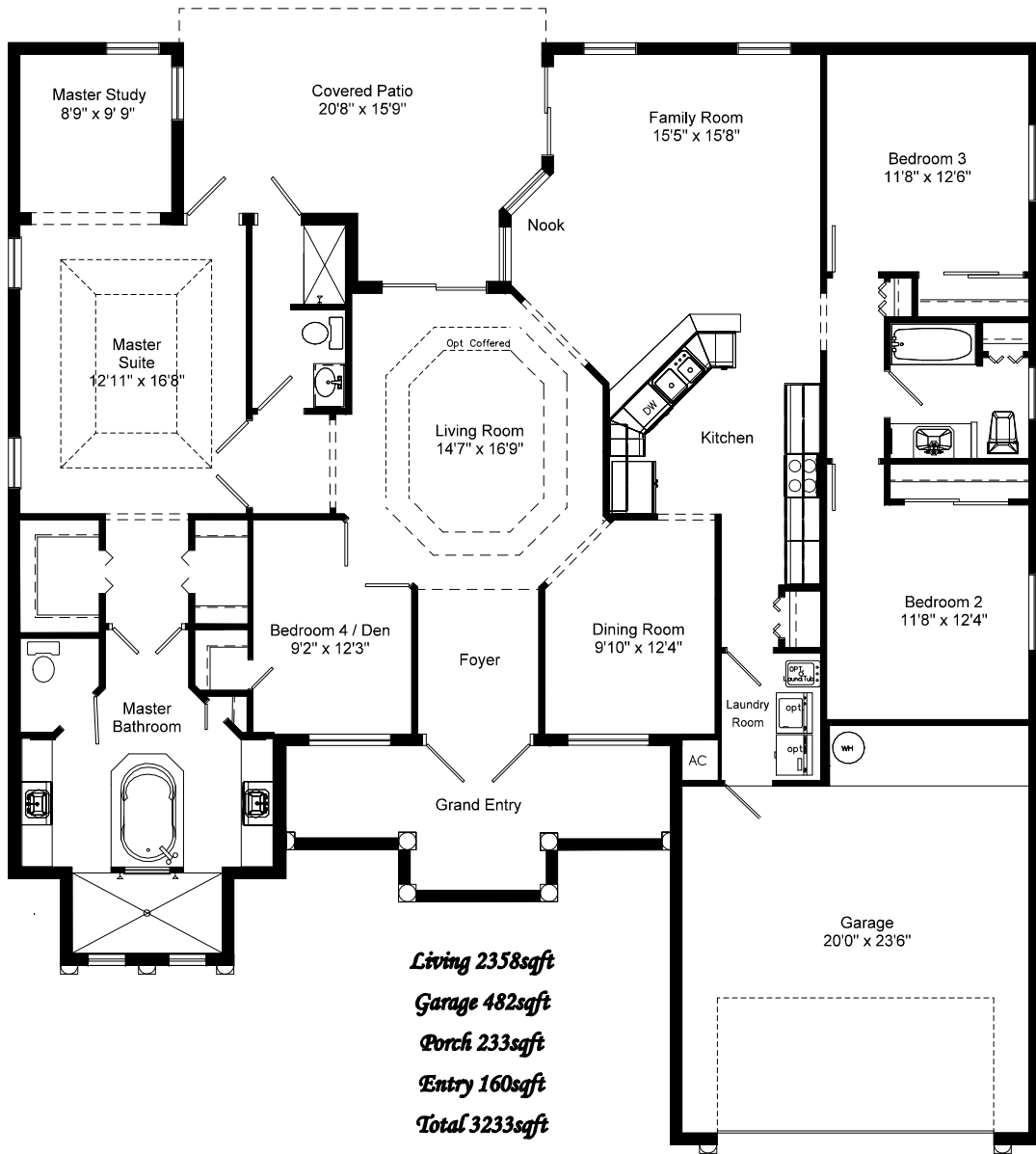


**Mike Munz
 Construction, Inc.**
 CGC037714 CPC053906 CCC056805



Copyright Mike Munz Construction, Inc.
 This brochure is for illustrative purposes only and not part
 of a legal contract. Floor plans, dimensions, specifications
 and price are subject to change without notice.
 Room sizes are approximate.



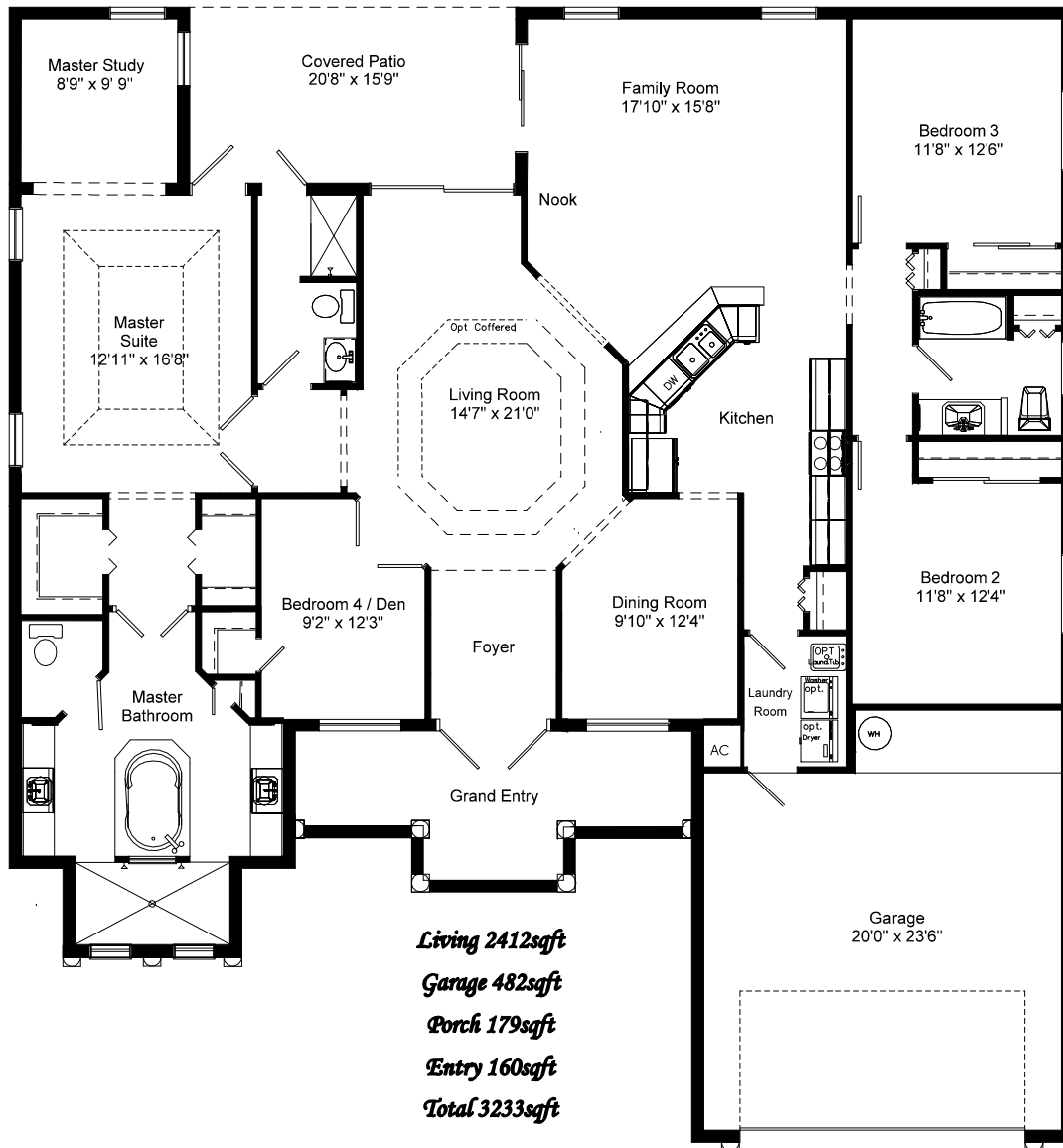


Copyright Mike Munz Construction, Inc.
 This brochure is for illustrative purposes only and not part
 of a legal contract. Floor plans, dimensions, specifications
 and price are subject to change without notice.
 Room sizes are approximate.

www.mikemunz.com



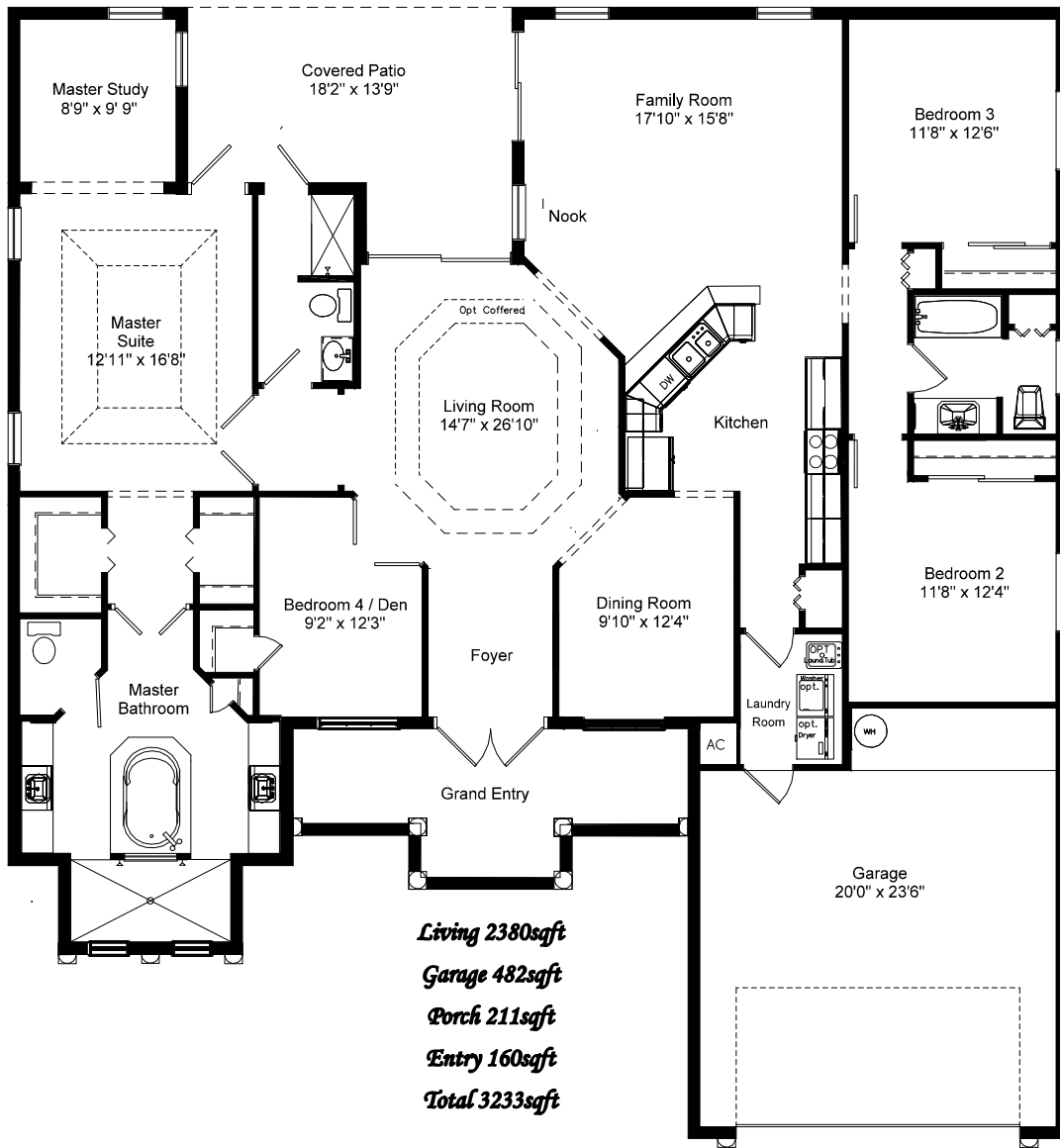
Mike Munz
Construction, Inc.
 CGC037714 CPC053906 CCC056805



Copyright Mike Munz Construction, Inc.
 This brochure is for illustrative purposes only and not part
 of a legal contract. Floor plans, dimensions, specifications
 and price are subject to change without notice.
 Room sizes are approximate.

www.mikemunz.com



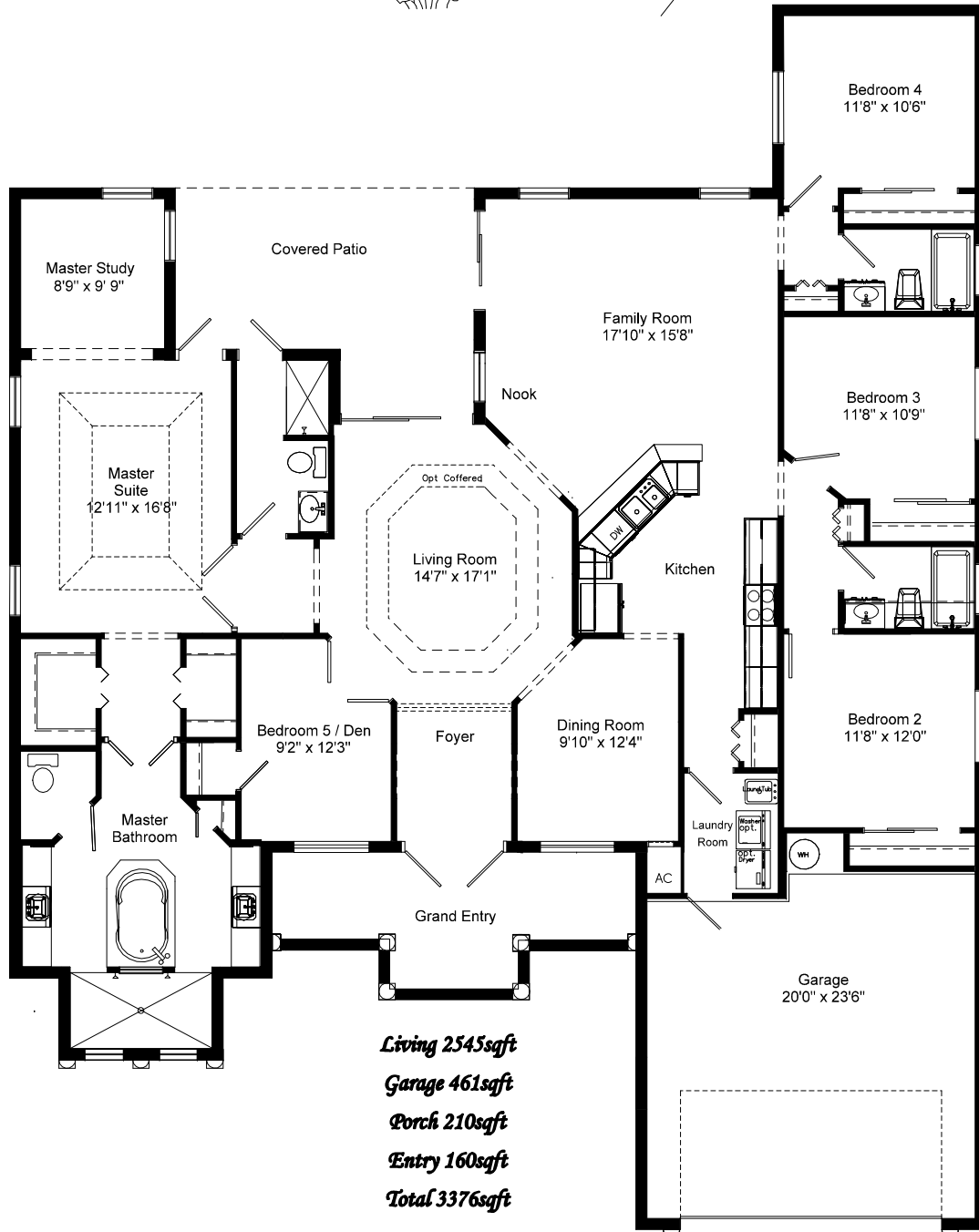


Copyright Mike Munz Construction, Inc.
 This brochure is for illustrative purposes only and not part
 of a legal contract. Floor plans, dimensions, specifications
 and price are subject to change without notice.
 Room sizes are approximate.

www.mikemunz.com



Mike Munz
 Construction, Inc.
 CGC037714 CPC053906 CCC056805

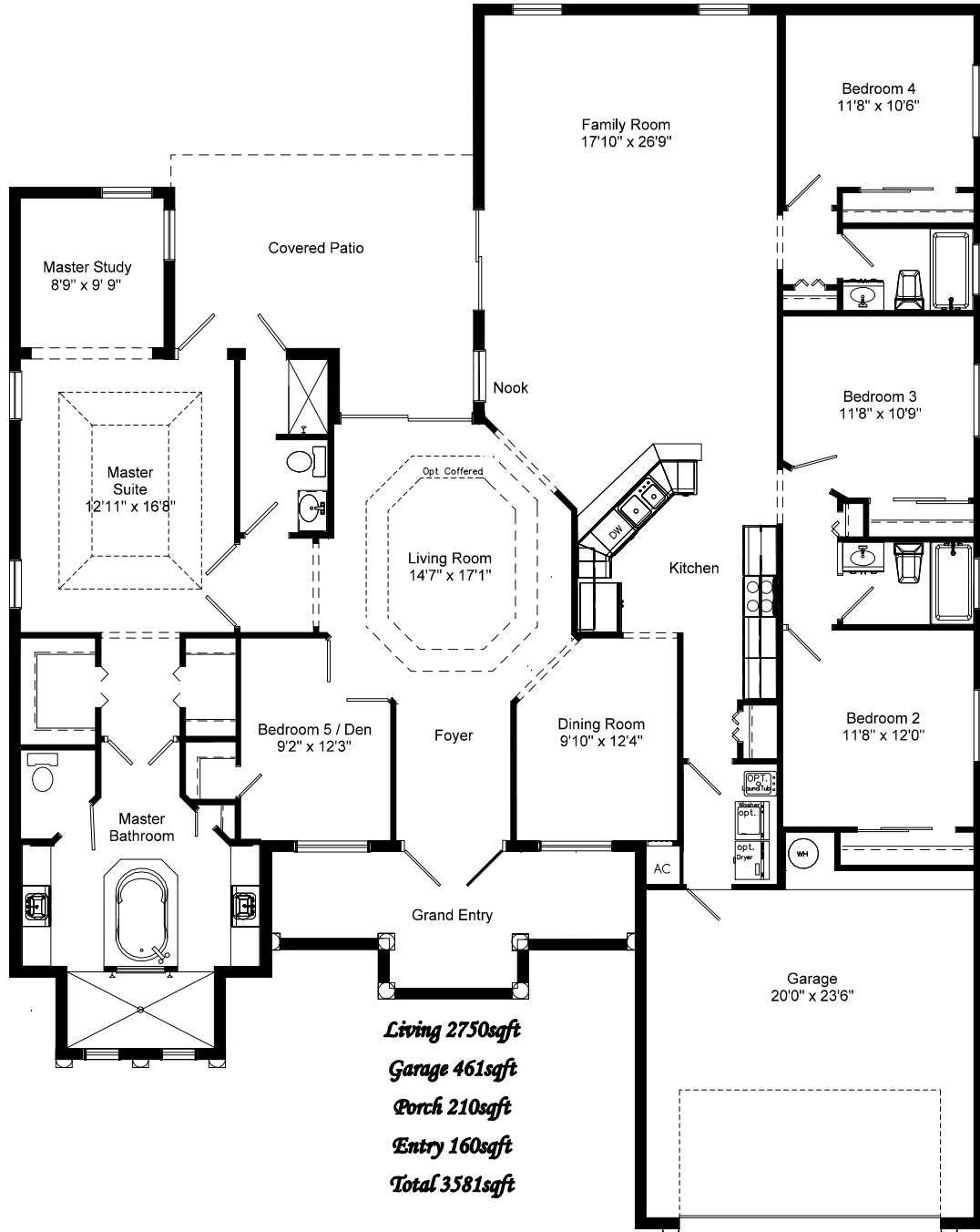
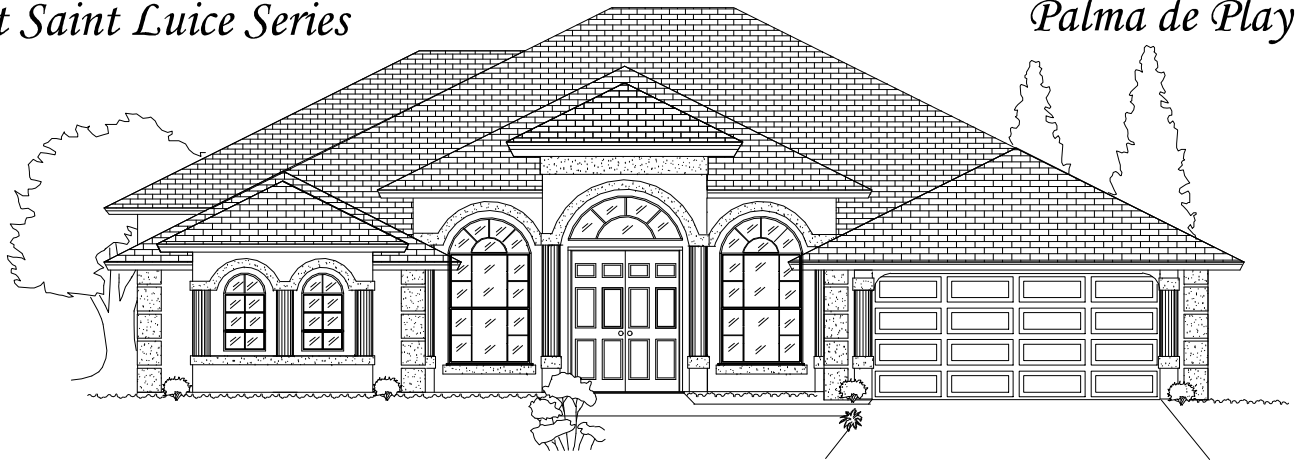


Living 2545sqft
Garage 461sqft
Porch 210sqft
Entry 160sqft
Total 3376sqft

Copyright Mike Munz Construction, Inc.
 This brochure is for illustrative purposes only and not part
 of a legal contract. Floor plans, dimensions, specifications
 and price are subject to change without notice.
 Room sizes are approximate.

www.mikemunz.com





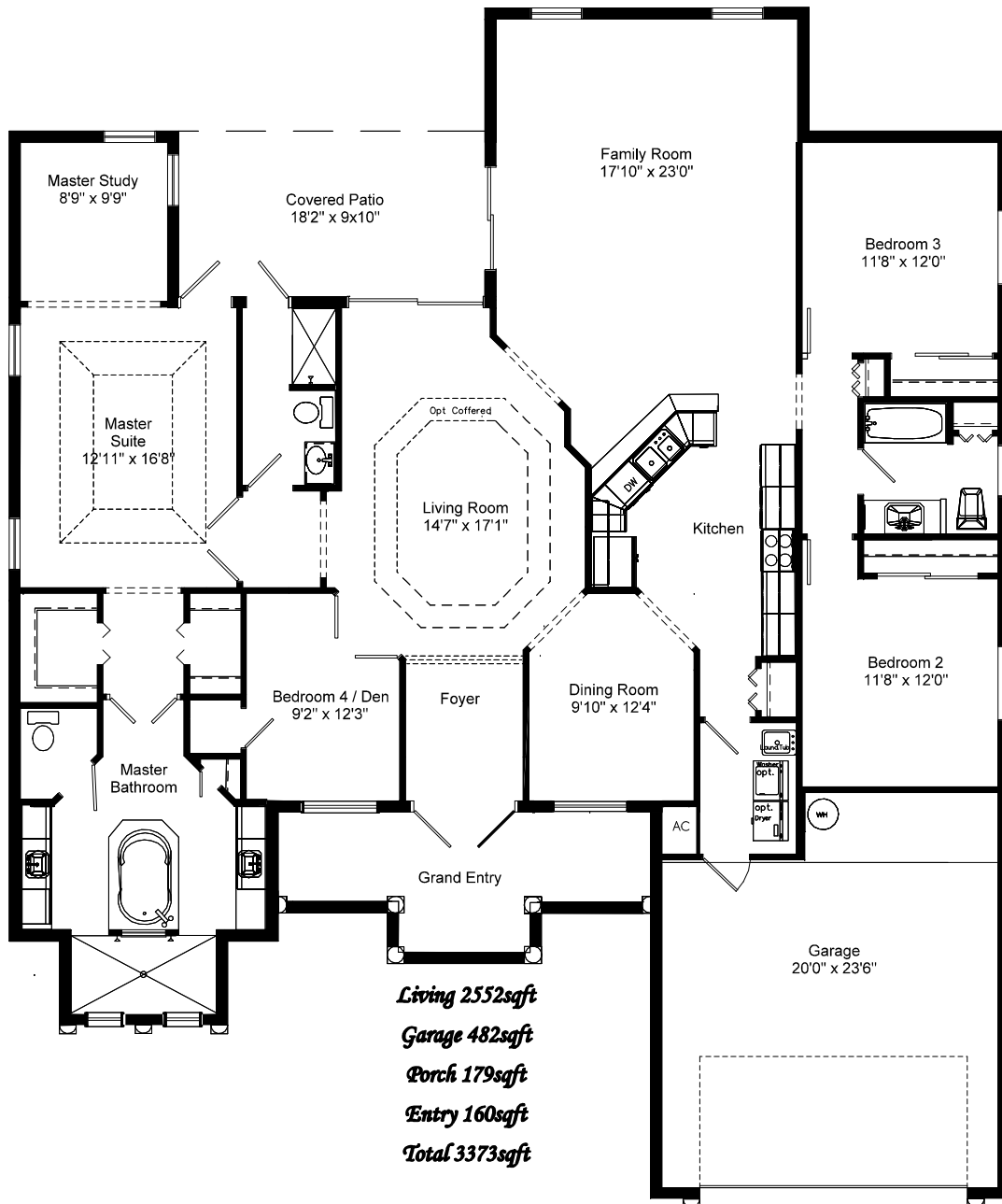
Living 2750sqft
Garage 461sqft
Porch 210sqft
Entry 160sqft
Total 3581sqft

Copyright Mike Munz Construction, Inc.
 This brochure is for illustrative purposes only and not part
 of a legal contract. Floor plans, dimensions, specifications
 and price are subject to change without notice.
 Room sizes are approximate.

www.mikemunz.com

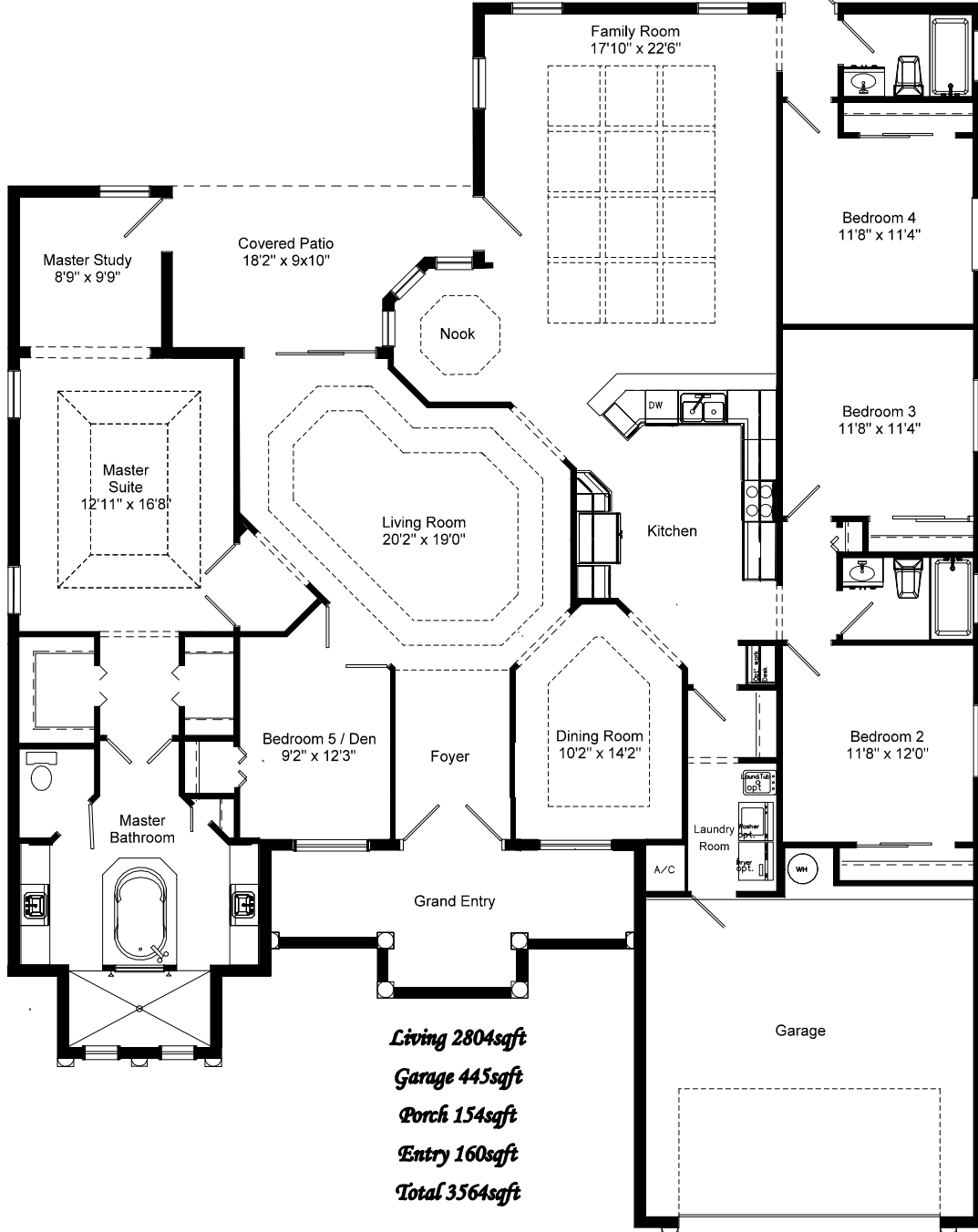


Mike Munz
Construction, Inc.
 CGC037714 CPC053906 CCC056805



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

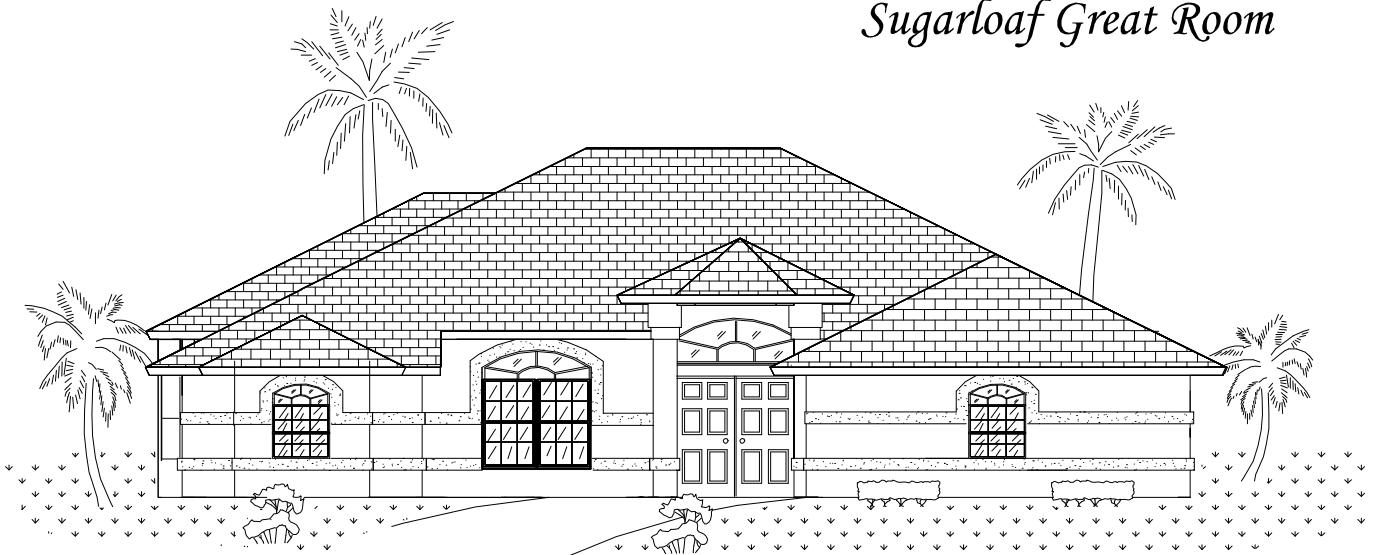
Copyright Mike Munz Construction, Inc.
 This brochure is for illustrative purposes only and not part
 of a legal contract. Floor plans, dimensions, specifications
 and price are subject to change without notice.
 Room sizes are approximate.



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

Copyright Mike Munz Construction, Inc.
 This brochure is for illustrative purposes only and not part
 of a legal contract. Floor plans, dimensions, specifications
 and price are subject to change without notice.
 Room sizes are approximate.

Sugarloaf Great Room



LIVING	1932 SF
GARAGE	492 SF
COVERED PORCH	241 SF
GRAND ENTRY	43 SF
<hr/>	<hr/>
TOTAL	2708 SF

Copyright Mike Munz Construction, Inc.
 This brochure is for illustrative purposes only and not part of a legal contract.
 Floor plans, dimensions, specifications and price are subject to change
 without notice. Room sizes are approximate.



**MIKE MUNZ
 CONSTRUCTION, INC.**
 CGC037714 CPC053906 CCC056805