



## Seashell Lot 39

**I'm a Model!**

4 Bed + Loft + Study / 3 Bath  
2,350 AC SF / 3,124 Total SF

I'm a Model!

*Hurry!*  
**WE ARE ALMOST  
SOLD OUT!**



## Nova Lot 68

**I'm a Parade Home!**

6 Bed + Loft + Study / 4.5 Bath  
3,400 AC SF / 4,309 Total SF

\$480,727  
Move-in NOW!



## Pearl Lot 647

3 Bed + Loft + Study / 2.5 Bath  
2,020 AC SF / 2,635 Total SF

\$357,472

August 2020



## Coquina Lot 634

3 Bed + Study / 2 Bath  
1,700 AC SF / 2,296 Total SF

\$339,203

September 2020



## Pearl Lot 626

3 Bed + Loft + Study / 2.5 Bath  
2,020 AC SF / 2,635 Total SF

\$353,602

September 2020



## Atlantis Lot 524

4 Bed + Study / 3.5 Bath  
3,075 AC SF / 4,249 Total SF

\$592,700

November 2020



## Seashell Lot 614

4 Bed + Loft + Study / 3 Bath  
2,350 AC SF / 3,135 Total SF

\$389,000

November 2020



## Seashell Lot 617

4 Bed + Loft + Study / 3 Bath  
2,350 AC SF / 3,135 Total SF

\$389,000

November 2020



## Coral Lot 628

4 Bed + Loft / 3 Bath  
2,120 AC SF / 2,730 Total SF

\$359,000

January 2021

352.505.9100 | [hello@skobel.com](mailto:hello@skobel.com) | [www.skobel.com](http://www.skobel.com)



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**Coquina Lot 638**  
3 Bed + Study / 2 Bath  
1,700 AC SF / 2,296 Total SF

**SOLD!**



**Seashell Lot 631**  
4 Bed + Loft + Study / 3 Bath  
2,350 AC SF / 3,135 Total SF

**SOLD!**



**Seashell Lot 627**  
4 Bed + Loft + Study / 3 Bath  
2,350 AC SF / 3,135 Total SF

**SOLD!**



**Coral Lot 632**  
4 Bed + Loft / 3 Bath  
2,120 AC SF / 2,730 Total SF

**SOLD!**



**Coquina Lot 645**  
3 Bed + Study / 2 Bath  
1,700 AC SF / 2,296 Total SF

**SOLD!**



**Mercury Lot 618**  
4 Bed + Loft + Study / 3.5 Bath  
2,570 AC SF / 3,198 Total SF

**SOLD!**



**Nova Lot 615**  
6 Bed + Loft + Study / 4.5 Bath  
3,400 AC SF / 4,309 Total SF

**SOLD!**



**Coral Lot 643**  
4 Bed + Loft / 3 Bath  
2,120 AC SF / 2,730 Total SF

**SOLD!**



**Nova Lot 633**  
6 Bed + Loft + Study / 4.5 Bath  
3,400 AC SF / 4,309 Total SF

**SOLD!**




**Mercury Lot 644**  
4 Bed + Loft + Study / 3.5 Bath  
2,570 AC SF / 3,198 Total SF

**SOLD!**

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## Under the Sea (30' Courtyard Collection)

Model	Conditioned Sq Ft	Total Sq Ft	Bed	Bath	Study	Loft	Garage	Stories	Base Price
Coquina	1,700	2,296	3	2	1	0	2	1	\$329,000
Pearl	2,020	2,635	3-4	2.5	1	1	2	2	\$349,000
Coral	2,120	2,730	4	3	0	1	2	2	\$359,000
Seashell	2,350	3,135	4-5	3	1	1	2	2	\$389,000

## Never Outta Space (33' Courtyard Collection)

Model	Conditioned Sq Ft	Total Sq Ft	Bed	Bath	Study	Loft	Garage	Stories	Base Price
Mercury	2,570	3,198	4	3.5	1	1	2	2	\$399,000
Nova	3,400	4,309	6	4.5	1	1	3	2	\$439,000

## Legendary Cities (60'-70' Backyard Collection)

Model	Conditioned Sq Ft	Total Sq Ft	Bed	Bath	Study	Loft	Garage	Stories	Base Price
Atlantis	3,075	4,249	4-5	3.5-4	1	0	3	1	\$559,000
Camelot	3,895	5,178	5	4.5	1	0	3	1	Coming Soon

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# Grand Preserve Lot Premiums

Lot # Lot Premium Square Footage Home Width Lot Features


## Backyard Homes

501	\$29,000	10,000	60'	Corner Lot
502	\$18,000	11,278	60'	
503	\$40,000	17,169	60'	
505	\$6,000	10,004	60'	
506	\$6,000	10,006	60'	
507	\$6,000	10,007	60'	
508	\$6,000	10,008	60'	
509	\$6,000	10,009	60'	
510	\$12,000	10,009	60'	
511	\$12,000	10,009	60'	
519	\$29,000	10,020	60'	Corner Lot
521	\$0	10,000	60'	
522	\$0	10,000	60'	
523	\$0	10,000	60'	
524	\$0	10,000	60'	
526	\$0	10,000	60'	
527	\$4,000	10,000	60'	
528	\$4,000	10,000	60'	
529	\$4,000	10,000	60'	
530	\$11,000	10,000	60'	Corner Lot



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# Grand Preserve Lot Premiums

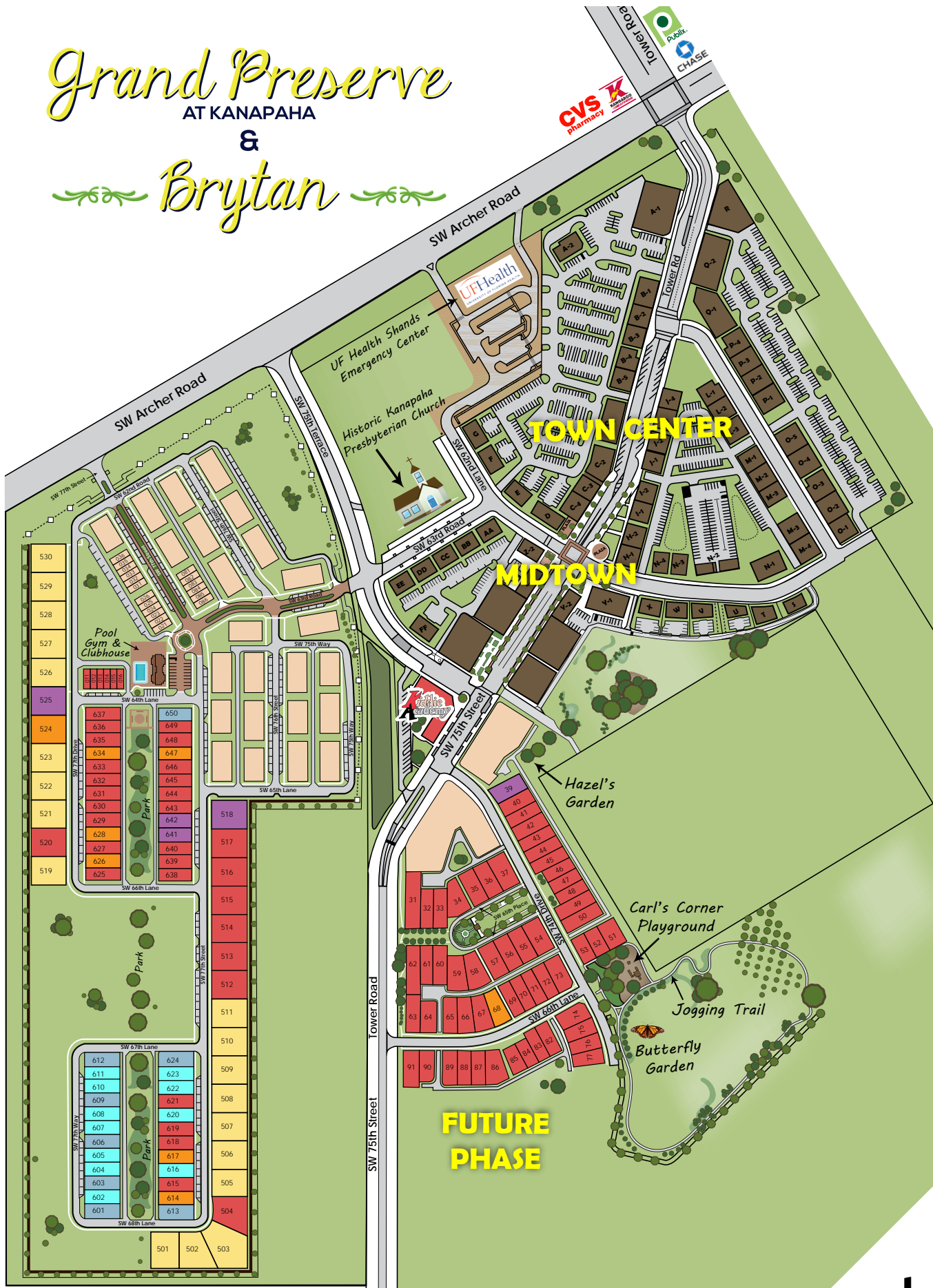
Lot #	Lot Premium	Square Footage	Home Width	Lot Features
Courtyard Homes				
601	\$29,000	3,616	33'	Corner Lot; Conservation View
602	\$6,000	3,456	30'	Conservation View
603	\$15,000	3,993	33'	Conservation View
604	\$6,000	3,448	30'	Conservation View
605	\$6,000	3,448	30'	Conservation View
606	\$15,000	4,000	33'	Conservation View
607	\$6,000	3,448	30'	Conservation View
608	\$6,000	3,448	30'	Conservation View
609	\$15,000	3,996	33'	Conservation View
610	\$6,000	3,616	30'	Corner Lot; Conservation View
611	\$6,000	3,652	30'	Corner Lot
612	\$29,000	3,821	33'	
613	\$21,000	3,616	33'	
614	\$0	3,448	30'	
616	\$0	3,448	30'	
617	\$0	3,448	30'	
620	\$0	3,448	30'	
622	\$0	3,448	30'	
623	\$0	3,652	30'	
624	\$25,000	3,820	33'	Corner Lot
626	\$0	3,448	30'	
628	\$0	3,448	30'	
634	\$0	3,448	30'	
647	\$0	3,448	30'	
650	\$21,000	3,820	33'	Corner Lot

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# Grand Preserve AT KANAPAH & Brytan



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# Grand Preserve

AT KANAPAHA



- Decorated Model
- Sold Home
- Quick Move-in Home
- 60'-70' Legendary Cities Collection
- 30' Under the Sea Collection
- 33' Never Outta Space Collection
- Townhomes
- Commercial






















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			Dare to Compare		
Community Highlights	Brytan & Grand Preserve	Monthly Value	Community B	Community C	Community D
 Full Landscape Maintenance**		\$150			
 Clubhouse Workout Room		\$25			
 Pool		\$10			
 Clubhouse Banquet Room		<i>priceless</i>			
 Playground		<i>priceless</i>			
 Paved Jogging Trails		<i>priceless</i>			
 Fiber Optic Direct To Home Internet		\$89			
 Cable TV with DVR ATT U-verse 200 TV		\$79			
 CDD Fees		<i>none</i>			
 HOA Dues (paid quarterly)	\$165/month	valued at \$353/month			

\*\* Landscape Maintenance is included for non fenced areas and includes mowing, edging, trimming, weeding, mulch, fertilization, and maintenance of irrigation.

# NOT ALL HOMES are created equal


Dare to Compare

Above and Beyond Construction		Skobel Homes	Builder B	Builder C	Builder D
	10' Minimum Ceilings (Even On The Second Floor!)				
	Tile Underlayment with Composite Crack Suppression and Moisture Vapor Protection				
	Larger and Abundant Windows Which Allow The Home To Fill with Natural Light and View the Beautiful Outdoors				
	Liquid Waterproofing and Crack Prevention Membrane Behind Shower Tile				
	Stain Resistant Grout				
	Zero VOC Interior Paint				
	Fresh Air Vent with Motorized Damper for Clean Air Filtration and Improved Indoor Air Quality				
	Metal Interior Studs				
	Mesh and Fiber Reinforced Slab				
	Taexx Tubes in the Wall Built-In Pest Control				
	Sentricon Termite Protection				
	Landscaping Uses Low-Maintenance Plants and Environmentally Sustainable Practices. Includes Irrigation System with Dripper Line and Programmable Clock for Efficient Watering				
	1 Year Workmanship and Materials Warranty, 2 Year Mechanical Systems Warranty, and 10 Year Structural Warranty				

For more information visit [www.skobel.homes/quality-construction](http://www.skobel.homes/quality-construction)

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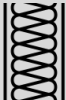

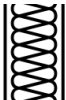

















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# GO GREEN

## with Skobel Homes

		Dare to Compare			
Energy Efficient Features		Skobel Homes	Builder B	Builder C	Builder D
	R-19 Open Cell Foam Attic Insulation				
	R-19 Batt Fiberglass Wall Insulation				
	R-3 Foam Board Insulation in Headers				
	Zip System Sheathing and Tape - a Built-In Moisture Barrier with Air-Tight, Taped Seams				
	Vinyl Low-E Insulated Windows				
	Fiberglass Insulated Exterior Doors				
	Tank-Less Natural Gas Water Heater				
	Air Infiltration Sealant Applied Around all Windows, Door Openings, and All Electrical and Plumbing Penetrations				
	Energy Star 16 Seer Two Speed Air Conditioner/ Heat Pump				
	Insulated HVAC Ducts with Mastic Joints for a Low Leak System				



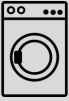















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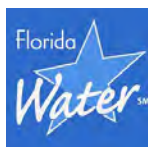


# GO GREEN

## with Skobel Homes


		Dare to Compare			
		Skobel Homes	Builder B	Builder C	Builder D
	Kitchen Range Exhaust Vent Ducted to Exterior				
	Recessed Dryer Vent Ducted to Exterior				
	100 CFM Low Noise Exhaust Bath Fans Vented to Exterior				
	2X6 Exterior Framing				
	Programmable Digital Thermostat				
	90% LED Light Bulbs				
	All Homes are Built To Energy Star Certifications				
	All Homes are Built To Florida Water Star Certifications				
	All Homes are Independently Tested and Certified				

For more information visit [www.skobel.homes/energy-efficiency](http://www.skobel.homes/energy-efficiency)



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# STANDARD HOME FEATURES



## Exterior Highlights

- 2 or 3 car painted steel garage door with automatic opener and remotes (per floorplan)
- Multi-color 30 year architectural shingles
- ☆ Decorative pavers on covered front porch, and 4' wide path from Front Porch to sidewalk
- ☆ Decorative pavers on covered back porch or covered courtyard
- 16' wide driveway with apron (width may vary by lot conditions)
- Concrete sidewalks per subdivision plan
- ♥ Professionally designed landscaping using low-maintenance plants and environmentally sustainable practices
- ♥ Irrigation system with dripper line and programmable clock for efficient watering

## Foundation and Framing

- Building pad is tested for optimal compaction
- Reinforced monolithic concrete slab (3000 PSI concrete)
- 6 mil Visqueen moisture barrier under slab
- ♥ ZIP System 7/16" wall with tape for a superior built-in moisture and air barrier
- ♥ 2x6 wood frame construction for better sound and thermal insulation
- Covered front porch and back patio
- Professionally engineered roof trusses and wind load tie down system
- ☆ Storage space in trusses when attic access is in garage

## Interior Features

- ☆ Textured walls and ceilings with rounded corners in Foyer, Great Room, Dining Room and Kitchen
- ♥ Zero VOC interior paint
- Garage walls will be textured drywall with casing trimming garage curb

## Windows, Doors, Trim Carpentry and Hardware

- ♥ White framed vinyl Low-E insulated windows
- ♥ White framed Low-E insulated sliding glass door from great room to covered patio (width of door per Floorplan)
- Single hung operable windows will be included in egress locations, the rest of the windows may be fixed glass
- Operable windows include screens (sliding glass door does not include a screen)
- ♥ 8' Fiberglass insulated exterior front entry door with one decorative handleset
- Painted premium 2 panel 6'8" interior doors
- ☆ Decorative door knobs throughout home
- Premium 2 1/4" casing around all doors
- Premium 3 1/4" base throughout home
- All doors will include painted hinges

## Plumbing and Gas

- ♥ Tankless space saving energy efficient natural gas hot water heater for endless hot water
- All baths include elongated commode
- All baths include a styled 4" spread brushed nickel faucet and shower head
- Powder Baths include a pedestal sink (select floorplans)
- Recessed washing machine hookup in Laundry
- Recessed ice maker line for refrigerator in Kitchen
- Two exterior hose bibs

## Heating, Ventilation and Air Conditioning

- ♥ Energy Star 16 SEER variable speed air conditioner and heat pump with electric heat strips
- ♥ Programmable digital thermostat
- ♥ Fresh air vent with motorized damper for clean air filtration system
- ♥ Insulated ducts with mastic joints for a low leak system
- Antimicrobial coated duct board
- AC supplies in bathrooms and walk-in closets
- AC returns through walls over door in all secondary bedrooms
- AC main return to air handler will be through wall
- ♥ 100 CFM low noise exhaust fans in all bathrooms are vented to the exterior
- ♥ Recessed dryer vent is vented to the exterior
- ♥ Kitchen range exhaust vent is vented to the exterior

## Electrical and Low Voltage

- ♥ 90% LED light bulbs
- ♥ Flush Mount LED lights in walk-in closet(s), garage and laundry room
- ☆ White Decora switches

## STANDARD HOME FEATURES



- White standard outlets
- Door chime with decorative button
- Electrical panel with breaker switches
- ☆ Structured wire box for wireless and high speed internet access with outlet
- Smoke detectors and Carbon Monoxide detectors in all areas required by code
- GFCI outlets in kitchen, bathrooms, garage and exterior
- All Bathrooms include decorative vanity lights and a disk light over shower
- ☆ All Bedrooms and Great room are internet, tv or telephone ready with cat5e Ethernet outlets
- ☆ Fiber optic high speed internet ready
- ☆ Two decorative exterior coach lights
- Three exterior all weather electrical outlets
- Disk lights on Front Porch (per floorplan)

### Insulation

- ♥ R-19 open cell foam attic insulation
- ♥ R-19 batt fiberglass wall insulation
- ♥ R-3 foam board insulation in all headers
- ♥ Air infiltration sealant applied around all windows, door openings, and all electrical and plumbing penetrations

### Termite and Pest Control

- Sentricon termite prevention system
- ☆ Taexx built-in "Tubes in the Wall" pest control system

### Cabinets

- ☆ Kitchen includes 36" Upper and Base Hardwood cabinets
- ☆ Master Bath includes 36" Tall Hardwood his and her vanity cabinets with knee space and drawer
- ☆ Secondary bathrooms include 36" Tall Hardwood cabinets

### Countertops

- ☆ Granite countertops with 4" granite backsplash in Kitchen and Bathrooms
- ☆ Master Bath includes dual sinks
- ☆ Kitchen includes a designer oversized stainless steel sink with a stainless steel pull-out faucet

### Tile and Flooring

- Vinyl flooring in Foyer, Kitchen, Bathrooms, and Laundry Room
- Designer carpet in Bedrooms, Great Room and Hallways
- Tile is to ceiling on secondary bathroom shower walls
- Tile is to ceiling on master bathroom shower walls and 2' above tub
- ☆ Floor tile includes crack suppression and moisture vapor barrier underlayment
- ☆ Tiled areas are installed with a stain and crack resistant grout
- ☆ Liquid waterproofing and crack prevention membrane is installed behind shower tile
- Cement board protection behind shower wall tile

### Specialties

- ☆ Master Bath glass shower door and/or enclosure (select floorplans)
- Toilet paper holders will be included in all baths

### Appliances

- ½ hp garbage disposal unit
- Built-in vented to exterior GE stainless steel microwave
- GE stainless steel dishwasher

### Quality Construction

- ♥ All homes built to Energy Star certifications
- ♥ All homes are independently tested and certified
- ☆ Skobel Homes include an insured 2-10 Warranty

♥ Energy Efficient and Environmentally Friendly Features

☆ Highlighted Feature

# Financing

**RECEIVE \$6,000  
CLOSING COST CREDIT**

## Closing Costs

Skobel Homes will pay up to \$6,000 in closing costs on your new home! Our full-service home closing department takes care to make closings smooth, quick and easy!

## Preferred Lenders

Skobel Homes works with preferred lenders that will help you secure the most competitive interest rates and are ready to provide you with a wide range of financing options to make purchasing your Skobel Home easy. Contact them today:



**Valorie Cason, Ameris Bank**  
352-316-4655  
valorie.cason@amerisbank.com



**Leslie Remy, FBC Mortgage**  
352-538-5300  
lremy@fbchomeloans.com



**Susan Edmonds, Suntrust Mortgage**  
352-538-3659  
Susan.Edmonds@suntrust.com

**PRE-QUALIFIED**

### Step 1: Loan Pre-Qualification

Before you start shopping for your new home, it is important to meet with one of our Preferred Lenders and get pre-qualified for a loan.

Getting pre-qualified is the initial step in the mortgage process, and it's fairly simple. You will supply the lender with your overall financial picture, including your debt, income and assets. After evaluating this information, a lender can give you an idea of the mortgage amount for which you qualify.

While the pre-qualification process does not guarantee loan approval, it does give a general idea about how much money lenders are willing to provide you. This gives you an idea of which homes fall within your price range.

**PRE-APPROVED**

### Step 2: Loan Pre-Approval

Getting Pre-approved is the next step. You'll complete an official mortgage application, then supply the lender with the necessary documentation to perform an extensive check of your financial background and current credit rating. From this, the lender can tell you the specific mortgage amount for which you are approved. You'll also have a better idea of the interest rate you will be charged on the loan and, in some cases, you might be able to lock in a specific rate.

With pre-approval, you will receive a conditional commitment in writing for an exact loan amount, allowing you to look for a home at or below that price level.

An advantage of completing both of these steps – pre-qualification and pre-approval – before you start to look for a home is that you'll know in advance how much you can afford. This way, you don't waste time with guessing or looking at properties that are beyond your means.

Once you have found the right house for you, you'll fill in the appropriate details and your pre-approval will become a complete application.



Learn more about the Loan Process and view Mortgage Calculators at  
[www.skobel.homes/financing-process](http://www.skobel.homes/financing-process)

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