



MODEL & OPTIONS CENTER

3114 Chiquita Blvd S. Cape Coral FL 33914

BUILDING HOMES IN SOUTHWEST FLORIDA

239-810-9482

SinclairCustomHomes.com



MATTHEW SINCLAIR

Over 25 years experience in residential construction.

When looking for a builder with quality standards and an eye for detail, look no further than Sinclair Custom Homes.

Matthew Sinclair is a hands-on builder. From choosing the best lot and helping with obtaining financing, to creating a custom home to match his clients' vision, he is engaged throughout the entire process and gives each of his clients his personal attention in all matters.

Your home is not just a building to Matthew. Rather, it is an extension of his creativity in every way. The finest details, the modern conveniences, and the passion for perfection he brings to every project are what continue to earn him the respect and satisfaction of each of his clients.

"When a client hires us to build a home, they want it to be *their* home. And in the process of planning, and with the steps involved, most builders miss the most important mark – remembering that it is meant to be a *custom* home," states Matthew.

At Sinclair Custom Homes they don't miss the mark. Their focus always remains on the quality of their product and the wishes of the client. Each custom home features fine New England craftsmanship over engineered concrete and steel, custom interior and exterior finishes, detail trim and crown molding, and competitive pricing from models to upgrades.

Sinclair Custom Homes has also teamed up with technology experts in various fields to provide their customers a smart, energy-efficient home. In order to provide an extra level of comfort, these smart homes feature Apple- and Android-ready apps which allow customers to control their home's interior and exterior lighting, thermostats, garage doors, entry point locks, swimming pool and hot tub controls, and security cameras.

When looking for a builder to bring your unique vision to life, Matthew Sinclair is the only name you need to know when looking for an affordable luxury home.



STANDARD FEATURES

GENERAL CONSTRUCTION FEATURES THROUGHOUT YOUR NEW HOME

*EXTERIOR FEATURES

Concrete Block construction with deluxe decorative stucco texture
Steel reinforced concrete footings and perimeter tie beam
Pre-construction termite soil treatment
Vapor barrier under concrete slab
Glass insert front decorator doors
Precast exterior concrete window sills
Travertine interior window sills
Engineered roof truss systems with structural sheathing
Full trussed lanai roof on 24" centers
18" Aluminum soffit and fascia system
Paver driveway and front entry and walkways
Underground electrical connection (55' Allowance)
Three exterior hose bibs
High impact tinted windows complete with screens
High impact sliders on lanai
Standard barrel tile roof
Choice of exterior colors (3 included)
Outdoor kitchen

*ENERGY SAVING FEATURES

Energy board applied on all exterior walls
R30 batted insulation in all attic spaces
Insulation in all exterior frame walls
Insulation between bathroom and bedroom and living area walls

*INTERIOR FEATURES

Deluxe knockdown finish on interior walls and ceilings
Interior walls all framed on 16" center studs
Choice of designer interior door hardware
Light fixture package included
5 1/4" base molding throughout
Rounded corner bead on drywall corners
Wall to wall carpet in all bedrooms, plush with 7/16" pad
18" designer tile floors in all living and wet areas
Choice of interior colors (3 included)
Moen plumbing fixtures throughout home



***ELECTRICAL FEATURES**

200 amp Electrical service
Rocker style designer light switches in all rooms
Pre-wire for telephone, internet and television (8 included)
Smoke detectors per code
Recessed can lights included per plan
Ceiling fan package includes - living room, den, bedrooms and lanai
High efficiency 16 seer central air conditioning w/5 yr compressor warranty
Programmable thermostat
AC vents in all walk-in closets
Air returns in all bedrooms

***PLUMBING FEATURES**

CPVC plumbing lines throughout
50 gallon hi efficiency water heater

FEATURES OF INDIVIDUAL AREAS INSIDE YOUR SINCLAIR CUSTOM HOME

KITCHEN

Granite counters with 4" standard granite backsplash
Custom wood cabinets including crown molding
Stainless steel smooth top range
Stainless steel dishwasher
Stainless steel above range microwave
Stainless steel refrigerator
Ice maker water line installed
Under sink garbage disposal (city utility lots only)
Moen faucet w/ one touch pull out spray faucet
Stainless under mount sink

GREAT ROOM /LIVING ROOM

Tray ceilings per plan
Crown molding per plan
Floor Electrical outlet
Air Return

OFFICE/DEN

Tray ceilings per plan
Crown molding per plan



MASTER BEDROOM

Tray ceiling with crown molding per plan
Plush upgraded carpet with 7/16" pad (allowance per plan)
Wood ventilated shelving in Walk-In closet(s)
Air return

MASTER BATHROOM

Custom wood 36" vanities
Granite counter top (s)
Full mirror (s) above vanity area(s)
Custom lighting
Elongated water closet
Tile flooring and shower walls
Dens-shield drywall in all wet areas in bath
Moen luxury faucets & shower heads
Exhaust fan

GUEST BEDROOM

Wood ventilated shelving in all closets
Solid or louvered closet doors
Air return

GUEST BATH

Custom wood 36" vanities
Granite counter top (s)
Full mirror (s) above vanity area(s)
Custom lighting
Elongated water closet
Tile flooring and shower walls
Dens-shield drywall in all wet areas in bath
Moen luxury faucets & shower heads
Exhaust fan

LAUNDRY ROOM

Cabinet with built in laundry tub
Wood shelving in closet
Recessed dryer vent



GARAGE

All walls textured and finished
Electric garage door opener for all garages
Reinforced garage doors

LANAI/POOL AREA

Brick paver deck in lanai area per plan
Lanai ceiling finished with engineered backing and stucco finish
Screened enclosure with door

EXTERIOR AREAS

18" Aluminum soffit and fascia system
Three exterior hose bibs
Reinforced front doors with glass inserts
Underground electric connection (55' allowance)
Brick paver driveway, walkway and entrance area
Outdoor Kitchen

LANDSCAPING

Luxury landscape package – (2) 14' foxtails palms, (2) 12' triple Christmas palms, (2) pygmy palms and 40 assorted 3 gallon shrubs and one hardwood tree per city code.
St Augustine lawn with automated sprinkler system

Additional landscaping will be quoted separately
All trees and shrubs selected will be placed in compliance with city ordinances

*****Landscaping including trees, shrubs, lawn and irrigation system applies to a standard 10000sq ft lot. Larger lots will be bid per specific lot size and owner requirements*****

ADDITIONAL COSTS (BUILD ON YOUR LOT PROGRAM ONLY)

Lot purchase
Seawall and Lot Prep
City/County Impact fees for utility connection
Septic and Well for non-utility areas

ALL PRICES & FEATURES ARE SUBJECT TO CHANGE WITHOUT NOTICE *

SINCLAIR
SINCLAIR CUSTOM HOMES INC.

ANTIGUA

FRONT LOAD GARAGE

LIVING AREA 2276 SQ. F.T

LANAI 343 SQ.FT

GARAGE 540 SQ.FT.

ENTRY 164 SQ.FT.

OUTDOOR

KITCHEN 32 SQ.FT.

TOTAL AREA 3355 SQ. FT.



SINCLAIR

SINCLAIR CUSTOM HOMES INC.

ANTIGUA

SIDE LOAD GARAGE OPTION

LIVING AREA 2276 SQ.FT.

LANAI 343 SQ.FT.

GARAGE 540 SQ.FT.

ENTRY 164 SQ.FT.

OUTDOOR

KITCHEN 32 SQ.FT.

TOTAL AREA 3355 SQ.F.T



SINCLAIR
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MARTINIQUE

WITH OPTIONAL BATH

LIVING	2488 SQ.FT.
LANAI	601 SQ.FT.
ENTRY	74 SQ.FT.
GARAGE	772 SQ.FT.
TOTAL	3935 SQ.FT.



SINCLAIR

SINCLAIR CUSTOM HOMES INC.



MARTINIQUE

STANDARD BATH

LIVING	2488 SQ.FT.
LANAI	601 SQ.FT.
ENTRY	74 SQ.FT.
GARAGE	772 SQ.FT.
TOTAL	3935 SQ.FT.

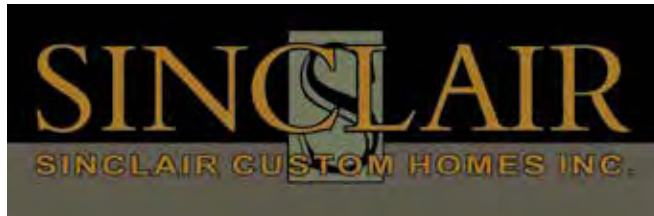




ST. CROIX

LIVING	1809 SQ.FT.
GARAGE	513 SQ.FT
LANAI	442 SQ.FT
ENTRY	53 SQ.FT.
TOTAL	2817 SQ.FT.





ST. LUCIA

LIVING	2120 SQ.FT.
GARAGE	469 SQ.FT.
LANAI	307 SQ.FT.
ENTRY	54 SQ.FT.
TOTAL	2950 SQ.FT.



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ST. MARTIN

2 CAR GARAGE

LIVING	2038 SQ.FT.
GARAGE	529 SQ.FT.
COVERED LANAI	514 SQ.FT.
ENTRY	89 SQ.FT.
TOTAL	3170 SQ.FT.



SINCLAIR
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ST. MARTIN

3 CAR GARAGE OPTION

LIVING	2038 SQ.FT
COVERED LANAI	514 SQ.FT.
GARAGE	695 SQ.FT.
ENTRY	89 SQ.FT.
TOTAL	3336 SQ.FT.



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TOBAGO

LIVING	2477 SQ.FT.
LANAI	350 SQ.FT.
GARAGE	622 SQ.FT.
ENTRY	61 SQ.FT.
TOTAL	3510 SQ.FT.



SINCLAIR
SINCLAIR CUSTOM HOMES INC.

TOBAGO II

LIVING	2483 SQ.FT.
LANAI	345 SQ.FT.
GARAGE	619 SQ.FT.
ENTRY	53 SQ.FT.
TOTAL	3500 SQ.FT.

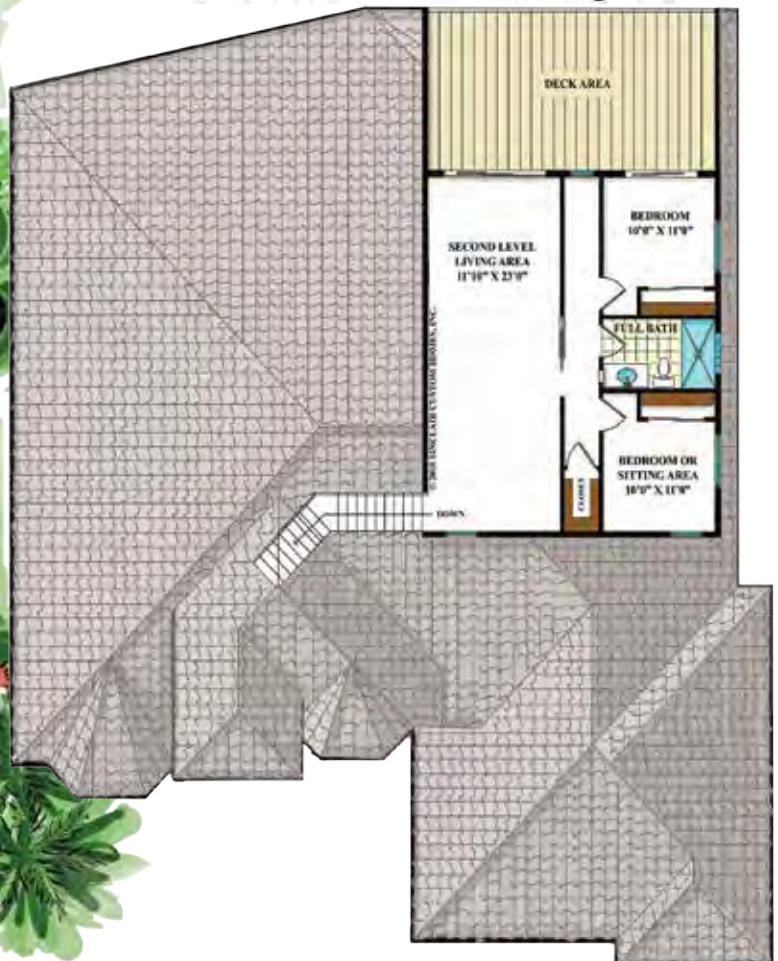




GRAND CAYMAN

AREA TABULATION

1ST FL. LIVING	2492 SQ.FT.
2ND FL. LIVING	706 SQ.FT.
2ND FL. DECK	94 SQ.FT.
LANAI	760 SQ.FT.
ENTRY	74 SQ. FT.
GARAGE	772 SQ.FT.
TOTAL	4898 SQ.FT.

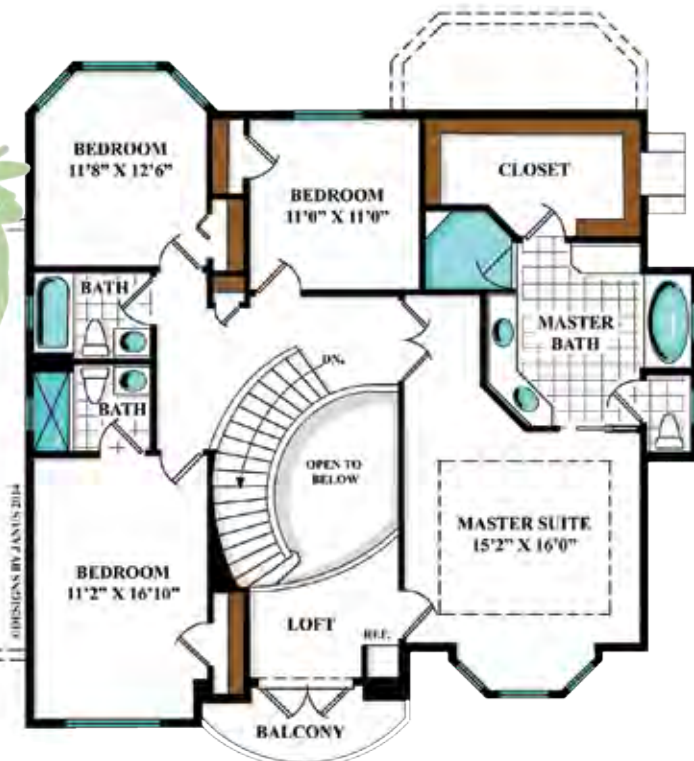




THE CLASSIC

SQUARE FOOTAGE

1ST FLOOR LIVING	1615
2ND FLOOR LIVING	1417
GARGAE	657
ENTRY	44
BALCONY	44
TOTAL	3777



SECOND FLOOR PLAN