

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**

HIGHEST

OUALITY



Energy insulation 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 skip trowel finish on interior walls and ceilings Interior walls all framed on 16" center studs Standard choice of designer interior door hardware Light fixture package included 5 1/4" base molding throughout Choice of either rounded or square 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

> Sinclair Custom Homes, Inc. CBC1256824 Rev: 1/07/2021





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 with up to a ten year limited manufacturer's 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**



HIGHEST

OUALITY

Level 2 granite counters with 4" standard granite backsplash Custom 3/4" maple, soft close, 42" upper wood shaker cabinets including 5 1/4" crown molding Custom 3/4" maple, soft close, 36" lower wood shaker cabinets 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 Up to 2 Floor Electrical outlet per plan Air Return

#### **OFFICE/DEN**

Tray ceilings per plan Crown molding per plan

> Sinclair Custom Homes, Inc. CBC1256824 Rev: 1/07/2021



#### MASTERBEDROOM

QUALITY

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**



HIGHEST

Custom 3/4" maple, soft close, 36" lower wood shaker cabinets Level 2 granite counter top(s) Full mirror(s) above vanity area(s) Custom can lights Elongated water closet Tile flooring Tile shower flooring & shower walls to ceiling 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 3/4" maple, soft close, 36" lower wood shaker cabinets Granite counter top (s) Full mirror (s) above vanity area(s) Custom can lights Elongated water closet Tile flooring Tile shower flooring & shower walls to ceiling Dens-shield drywall in all wet areas in bath Moen luxury faucets & shower heads Exhaust fan

#### LAUNDRY ROOM



Custom 3/4" maple, soft close, 42" upper wood shaker cabinets with level 2 granite & built in laundry tub Wood shelving in closet Recessed dryer vent

> Sinclair Custom Homes, Inc. CBC1256824 Rev: 1/07/2021



#### GARAGE

All walls textured and finished Electric chain driven garage door opener for all garages per plan Impact rated reinforced garage doors

#### LANAI/POOLAREA

Brick paver deck in lanai area per plan Lanai ceiling finished with engineered backing and knockdown stucco finish Over engineered screened enclosure with door(s) per code

#### LANDSCAPING

Luxury landscape package – 1 triple palm 6', up to 5 fox fur palms, up to 3 hardwoods by code and up to 40 assorted 3 gallon shrubs 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 10000 sqft lot. Larger lots will be bid per specific lot size and owner requirements\*\*\*

#### ADDITIONAL COSTS (BUILD ON YOUR LOT PROGRAM ONLY)

Lot purchase Seawall 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 \*





# THE QUALITY YOU DESERVE AND NEED

MODEL NAME	<u>UNDER AIR</u>	ROOM COUNT	BASE PRICE
St. Croix	1809 sqft	3BR/Den/2BA/2 Car Garage	CALL
St. Martin	2045 sqft	3BR/Den/2BA/3 Car Garage	CALL
St. Lucia	2120 sqft	3BR/Den/2BA/3 Car Garage	CALL
Antiqua	2276 sqft	3BR/Den/3.5BA/2.5 Car Garage	CALL
Tobago I	2477 sqft	3BR/Den/3BA/2.5 Car Garage	CALL
Tobago II	2483 sqft	3BR/Den/3BA/3 Car Garage	CALL
Martinique Opt Bath	2488 sqft	3BR/Den/3BA/3 Car Garage	CALL
St. Andrew Modern	2616 sqft	3BR/3BA/Den/3 Car Garage	CALL
Grand Cayman (2 Story)	3198 sqft	4BR/5BR/4BA/Den/3 Car Garage and Optional Bath	CALL
The Plantation	3295 sqft	3BR/Den/3.5 BA/4 Car Garage & 1200 sqft of walk in attic space	CALL
The Coastal	3402 sqft	3BR/3 <sup>1</sup> / <sub>2</sub> BA/Den & Separate Dining/ 3 Car Garage	CALL

Lot prep, permit, and impact fees will add a minimum of an additional \$29,000 to base price of home and is based on elevation of property. Pool packages start at \$56,000.00 and include pump/filter equipment, paver deck, high visibility pool screen cage and two side entry doors. Spa package with spa heater is additional and starts at \$15,000.00

### CALL US FOR CURRENT PRICES! 239-810-9482 ext 103

\*See our standard features list for all that is included in our Base Price. \*ALL FEATURES, PRICING, MODELS, HOME PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE. \* Ver. June 15th 21 CBC1256824





## **SQUARE FOOTAGE**

FLOOR LIVING	2,616 S.F.
GARAGE	845 S.F.
LANAI	450 S.F.
ENTRY	40 S.F.
TOTAL AREA	3,951 S.F.

Copyright @ 2021 Designs by Janus & Sinclair Custom Homes, Inc. All Rights Reserved

LANA

DINING ROOM

KITCHI

101

BEDROOM 3

MASTER SUITE

3 CAR GARAGE



 $( \mathbf{\cdot} \mathbf{\cdot} )$ 

343 SQ.FT

540 SQ.FT.

164 SQ.FT.

32 SQ.FT.





Copyright  $\ensuremath{\textcircled{O}}$  2014 Designs by Janus & Sinclair Custom Homes, Inc. All Rights Reserved.











SINGLAIR GUSTOM HOMES ING.

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

Copyright  $\ensuremath{\mathbb C}$  2014 Designs by Janus & Sinclair Custom Homes, Inc. All Rights Reserved.

TIONAL POOL AND SPA

AASTER SUITE 14'2" X 20'0" COVERED LANAI

REAT ROOM

Illinn

FOYE

NTRY

LANAL

NOOK AREA 8'0" X 11'4"

LAUNDRY ROOM 9'10" X 8'0 POOL

BEDROOM 2

BEDROOM 3 11'4" X 12'2"

GARAGE 21'8" X 24'10'



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

AUHICIO

Copyright © 2014 Designs by Janus & Sinclair Custom Homes, Inc. All Rights Reserved.

OPTIONAL POOL AND SPA

MASTER SUITE 14'2" X 20'0"

BATH

WLC

¢

OFFICE / DEN 12'2" X 13'5"

COVERED LANAI 25'0" X 10'0"

GREAT ROOM 21'6" X 21'7" POOL BATH

BEDROOM 2 11'4" X 12'4"

BEDROOM 3 11'4" X 12'2"

GARAGE 21'8" X 24'10" 6

LANAL

NOOK AREA 8'0" X 11'4"

CHEN

LAUNDRY ROOM 9'10" X 8'0"

FOYER

ENTRY





SECOND FLOOR PLAN