



Dear Customer:

We appreciate your interest in Sweetwater Homes, Inc! Please take a few moments to review our brochure and we assure that you will find it informative. We have included a selection of our various floor plans. Sweetwater Homes, Inc. has been an authorized Builder for Wausau Homes for over 14 years from Key West to Layton. Sweetwater Homes, Inc. has been serving the Florida Keys for over 30 years. The enclosed packet lists our standard specifications, option list with pricing, Model prices, and a list of fees that may be applicable for the utility companies and Monroe County that are not included in our pricing.

### **Included in our prices are the following:**

8 ft. High columns with 4 #6 reinforced steel bars with Stainless Steel Anchor Plates.  
Triple 2" X 12" pressure treated perimeter rim joist and 2" X 10" pressure treated floor joist.  
4 foot wide landing and staircase of inland red cedar.  
Finished drywall, carpentry, plumbing, and electric.  
Vaulted ceilings throughout (Most Models).  
155 mph wind loads (standard) Per Monroe County Codes  
Completed air conditioning unit, carpet and vinyl flooring installed.  
30" electric glass top range with hood, 18 cu. Ft. refrigerator with ice maker.  
Dishwasher installed, white glass sliding door (per plan), white windows, white exterior trim.  
4.5" Dutch Lap Vinyl Siding 190 MPH Resistant.  
Merillat Spring Valley Maple or Oak Cabinets in the Kitchen & Baths.  
Formica Beveled Edge Counter Tops in Kitchen & Cultured Marble Vanity Tops in Baths.  
Satin Nickel Moen faucets, Satin Nickel Bath Accessories, and Marble Windowsills

### **Monroe County Required for Certificate of Occupancy (Included in Our Prices)**

Hurricane Panels (Corrugated Aluminum Panels) Per Monroe County Code Requirements.  
Street Tree & Swales per Monroe County Code Requirement.  
3 Elevation Certificates per Monroe County Requirements.

### **Notice to Customer:**

Please be advised that our pricing maybe higher than other builders. This is because we build our homes beyond the minimum Monroe County Code and include items that are needed for your Certificate of Occupancy {CO}. Included in our pricing for Monroe County, City of Marathon & Key West fees are: *department of health {DOH} fee, building department application fee, permit fee, remove and replace impact fee.* Items included to receive CO are: Hurricane panels, 3 elevation certificates, street tree & swales. If you do not need these items for your new home we will credit them back to you.

If you have any questions or would like additional information on our Modular homes or any of our other systems, please feel free to call.

Thank you for your time and consideration.  
Sincerely,

Sweetwater Homes, Inc. Team  
CRC-058259  
June 26, 2006

The following is a list of fees that may be applicable during the process of building a home In Monroe County.

Perc test and Survey.	\$650.00 (approx.)
Monroe County Impact Fee. (subject to change)	\$1,534.00 (approx.)
Vegetation Survey	\$200.00 - \$800.00 (approx.)
Fill application and fill permit	\$140.00
Land clearing application and permit	\$140.00
Keys Energy meter, hook-up and security deposit	\$575.00
FKAA meter, hook-up and security deposit	\$2,510.00
Aerobic unit operating fee	\$150.00 annually

Soil analysis is owner's responsibility.

The septic system is determined by the elevation of your property and by the Monroe County Health Department. The following two systems are currently being used.

*Aerobic unit tanks installed.* \$13,500.00 & up.

Bore holes or drainfields for aerobic systems will be an additional charge, and billed separately.

*Performance based system.* \$16,000.00 to \$20,000.00 & up.

If Army Corp of Engineers, Department of Environmental Regulation and/or the Department of Natural Resources permits are needed there will be an additional cost.

The above list is not Contractual in any way. It is for your information only. All of the above figures are subject to change without notice or obligation.

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**BASE PRICES OF THE HOMES IN THE BROCHURE**

**RANCH MODELS**

Cameron	3 Bedroom / 2 Bath	26X50	1197 sq. ft.	No Porch	\$163,125.00
Crystal Bay	3 Bedroom / 2 Bath	24x52	1178 sq. ft.	4x12 Roof/Deck	\$173,675.00
Cypress	2 Bedroom / 1 Bath	24x46	1110 sq. ft.	No Porch / Office	\$154,450.00
Carolina	3 Bedroom / 2 Bath	27x48	1256 sq. ft.	8x24 Roof/Deck	\$173,750.00
Cedar Key	3 Bedroom / 2 Bath	24x52	1266 sq. ft.	No Porch	\$167,750.00
Cirrus	3 Bedroom / 2 Bath	27x50	1306 sq. ft.	8x24 Roof/Deck	\$177,750.00
Coconut Cove	3 Bedroom / 2 Bath	26x56	1314 sq. ft.	(2) 6x12 Roof/Deck	\$172,150.00
Corpus Cristi	3 Bedroom / 2 Bath	26x54	1411 sq. ft.	No Porch	\$172,150.00
Cape Coral	3 Bedroom / 2 Bath	26x56	1451 sq. ft.	No Porch	\$176,750.00
Captiva	3 Bedroom / 2 Bath	26x56	1456 sq. ft.	6x18 Roof/Deck	\$191,750.00
Cocoa Beach	4 Bedroom / 2 Bath	27x56	1462 sq. ft.	No Porch	\$179,750.00
Cave Springs	3 Bedroom / 2 Bath	26x56	1471 sq. ft.	No Porch	\$177,750.00
Coral Springs	3 Bedroom / 2 Bath	28x56 & 12x18	1784 sq. ft.	6x12 Roof/Deck	\$213,750.00

**CAPE MODELS**

Coldwater	3 Bedroom / 2.5 Bath	26x42	1978 sq. ft.	6x42 Roof/Deck	\$317,500.00
Citrus Springs	3 Bedroom / 2.5 Bath	27'4"x46	2190 sq. ft.	6x46 Roof/Deck	\$325,500.00

**2 STORY MODELS**

Cancun	3 Bedroom / 2.5 Bath	20x36	1440 sq. ft.	8x20 Roof/Deck	\$249,950.00
Coppitt Key	3 Bedroom / 2.5 Bath	20x38	1482 sq. ft.	4x10 Roof/Deck	\$238,750.00
Crescent Beach	3 Bedroom / 2 Bath	27'4"x36	1640 sq. ft.	8x27'4" Roof/Deck	\$273,500.00
Carrabelle	3 Bedroom / 2.5 Bath	26x38	1644 sq. ft.	6x26 Roof/Deck	\$257,950.00
Crown Coast	3 Bedroom / 2.5 Bath	24x40	1766 sq. ft.	8x24 Roof/Deck	\$291,250.00
Callahan	3 Bedroom / 2.5 Bath	27'4"x34	1858 sq. ft.	6x34 Roof/Deck	\$285,950.00
Charlotte Harbor	4 Bedroom/3 Bath	24x40	1920 sq. ft.	8x34 Roof/Deck	\$270,850.00
Content Key	4 Bedroom/2.5 Bath	27'4"x38	2102 sq. ft.	6x38 Roof/Deck	\$308,750.00
Cape Romano	4 Bedroom/2.5 Bath	26x50	2491 sq. ft.	6x26 Roof/Deck	\$305,500.00

**SWEETWATER MODELS**

Melbourne	2bedr/2bath	24x40	960sq.ft.	No Porch	\$139,300.00
Key West	3bedr/2bath	24x44	1056sq.ft.	8x24 roof/deck	\$168,950.00
Keys 4A	2bedr/2bath	24x42	1008sq.ft.	10x24 roof/deck	\$159,175.00
Keys 4	2bedr/2bath	24x42	1008sq.ft.	8x24roof/deck	\$156,600.00
Keys 2	2bedr/2bath	24x38	912sq.ft.	8x24roof/deck	\$148,900.00
Bay Point	3bedr/2bath	26'	Wide only	10x26roof/deck	\$299,800.00

ABOVE PRICES INCLUDE MERRILLAT SPRING VALLEY OAK OR MAPLE CABINETS IN THE KITCHEN & BATHS  
ALSO INCLUDED IN OUR PRICE IS ALCOA GRAND SEIRRA 4.5" DUTCH LAP 190 MPH RESISTANT

## SPECIFICATIONS

FLOOR	Triple 2"x12" rim joists, pressure treated. 2"x10" floor joists 16" O.C., pressure treated. 3/4 subfloor, glued and nailed 16" O.C.
WALLS	2"x6" wall construction, 16" O.C. on exterior walls. 1/2" Finished drywall - painted white. R-19 Fiberglass insulation in exterior walls. 1/2" exterior plywood on walls. (Not OSB)
FOUNDATIONS	STD 8' x 16" x 16" solid poured concrete columns 4 - #6 steel. Stainless steel anchor plates.
ROOF & CEILING	R-30 Fiberglass insulation in roof. Engineered vaulted truss system. 5/8 plywood sheeting. (Not OSB) 30 year shingles. 30 lb felt paper.
EXTERIOR	Alcoa, maintenance free, 4.5" Dutch Lap vinyl siding 190 MPH Resistant. Pre-finished, white fascia and soffit. White double paned, S.H. windows. White 6' glass sliding door. (Per Plan) 1/2 exterior plywood / vapor barrier. (Not OSB)
INTERIOR	2"x4" Partition walls, 16" O.C. Interior walls and ceilings painted white. Culture marble vanities. Plumbing-all PVC supply lines and Moen fixtures. 155 mph wind load capacity. Vaulted Ceilings throughout. (Most models)

### INTERIOR OPTIONS

1. Plan changes.	\$600.00
2. Wire for Ceiling fans (each room).	\$70.00
3. Reverse the Hand of the House.	\$700.00
4. Add 3/4 plywood subfloor (.per sq. Ft).	\$1.97
5. Standard Kitchen Cabinets are Oak or Maple (Natural, Frost, & Toffee)	Included
6. Upgrade Kitchen Cabinets. (Based upon size of Kitchen, Cabinet Series, & Cabinet Style)	\$1,000.00 & Up
7. Country Kitchen. (Based upon Cabinet Series & Cabinet Style)	\$1,500.00 & Up
8. Optional Bar. (Based upon Cabinet Series & Cabinet Style)	\$700.00 & Up
9. Increase sq. footage of home. (Depending on width and interior walls)	\$60.00 - 85.00 sq. ft.
10. Jacuzzi tub. (Depends on style)	\$1750.00 & Up

### EXTERIOR OPTIONS

11. Additional Cedar Staircase.	\$1,800.00
12. Additional 8ft. Column (each).	\$906.00
13. Add 1 foot to each column (per column).	\$98.00
14. Cantilevers (4 foot each).	\$425.00
15. Cantilevers (6 foot each).	\$550.00
16. Optional wood decks and walks (P.T. pine ).	\$32.00 Sq. Ft.
17.4" Concrete slab (includes permit & Termite treatment) (Includes up to +/- 10 yards of fill).	\$7.20 Sq. Ft.
18.288 square foot room enclosure under house (includes 288 sq. Ft. of concrete slab, 3 windows, entrance door, engineered plans and permits).	\$9,500.00
19.Covered shed roofs: (finished under side of roof with vertical vinyl siding) rolled slate.	\$38.00 Sq. Ft.
20.Covered gable hipped roof (finished under side of roof with vertical vinyl siding). 30 yr. Shingles.	\$42.00 Sq. Ft.
21. Porch styles - A,B,C (4'x12').	\$6,200.00
22. 175 miles per hour windloads. (Based on Square footage of home)	\$4.13 Sq. Ft.
23. 6/12 roof (Additional site work cost to complete roof)	\$3,840.00
24. Hip Roof (Additional site work cost to complete roof)	\$3,360.00

### WINDOW & DOOR OPTIONS

25. Add Windows (2030-\$239.00*, 3030-\$278.00*, 3050-336.00*, Dbl 3050-\$690.00* & Dbl 3030-\$690*)	\$*
26. Upgrade Windows to Impact (2030-\$262.00*, 3030-\$350.00*, 3050-\$515.00*, Dbl 3030-\$715.00 Dbl 3050-\$1,050.00*)	\$*
27. Add Impact Windows (2030-\$490.00*, 3030-\$615.00*, 3050-\$830.00*, Dbl 3030-\$1,250.00 Dbl 3050-\$1,698.00*)	\$*
28. Additional 6 foot glass sliding door (double paned).	\$900.00
29. Additional 6 foot impact glass sliding door (double paned)	\$1,924.80
30. Upgrade 6 foot glass sliding door to impact (double paned)	\$2,520.00
31. French doors (6 foot .per set).	\$2,400.00
32. 3/0 A300 entry door.	\$386.25

**ROGO / TIER OPTION LIST**

(Adding these items increases points for ROGO)

33. Solar Hot Water Heater.	\$4,200.00
34. Heat recovery unit	\$2,210.00
35. 2500 gal. Cistern with pumps and guttering	\$7,500.00
36. Reverse osmosis unit.	\$6,200.00

**CREDITS, IF THESE ITEMS ARE DELETED**

1. Range (electric 30").	CREDIT	\$297.00
2. Carpet and vinyl (per sq. yard).	CREDIT	\$5.25 & UP
3. Dishwasher.	CREDIT	\$130.00 - \$160.00
4. Central Air Conditioning unit.	CREDIT	\$1,100.00 - \$2,000.00
5. Refrigerator.	CREDIT	\$400.00

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Thank you for choosing our company to build your home. Please fill out as much information as possible on this sheet. This will help us keep you up to date with your progress through the building process.

Name: \_\_\_\_\_

Street Address \_\_\_\_\_ Apt \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Home Phone (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Work Phone (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Cell Phone (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Email Address \_\_\_\_\_

How did you hear about us?

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Location of Property

Lot: \_\_\_\_\_

Block: \_\_\_\_\_

Subdivision: \_\_\_\_\_

**Please bring the following items with you; these items will help us expedite your home through the Monroe County Building process.**

\_\_\_ Rogo exempt letter (If Applicable)

\_\_\_ Warranty Deed

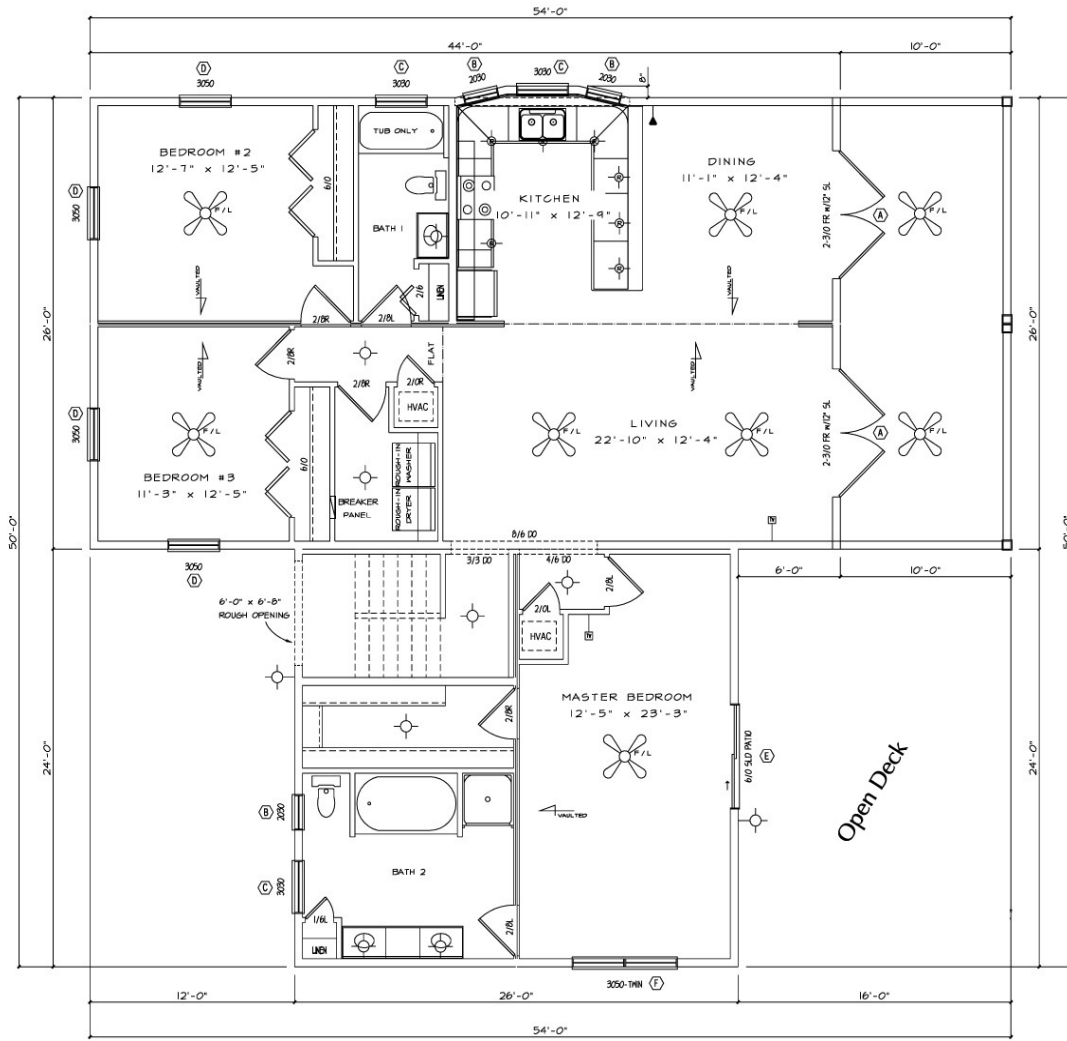
\_\_\_ 3 Original Perc & Survey with elevations (Not Copies)

\_\_\_ Sketch of the Existing septic (If Applicable)

\_\_\_ Key West Resort & Utilities letter for City sewer (If Applicable)

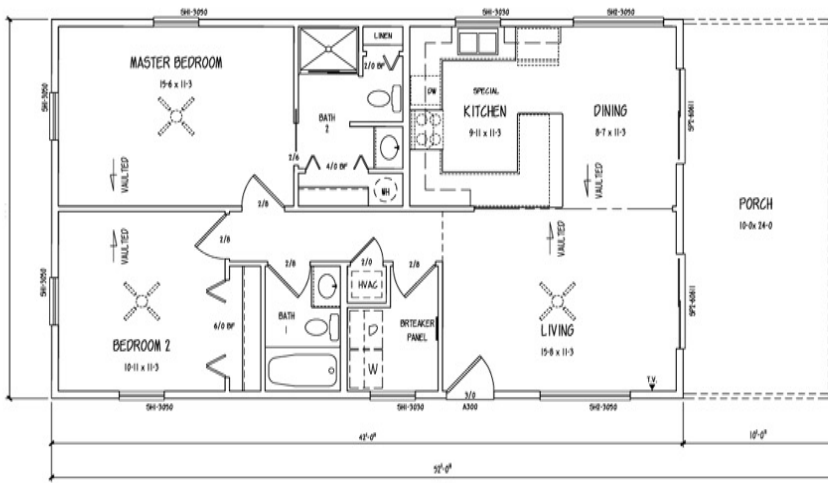
\_\_\_ FKAA Sewer Letter (If Applicable)

\_\_\_ City of Marathon Sewer Letter (If Applicable)

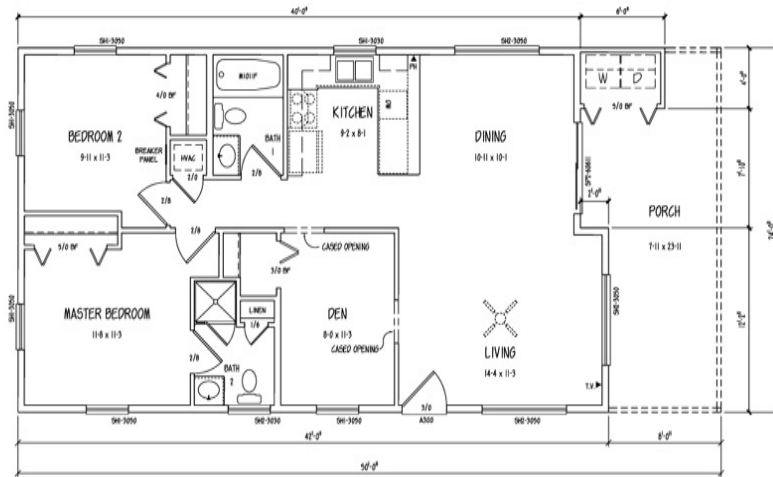


Baypoint Model

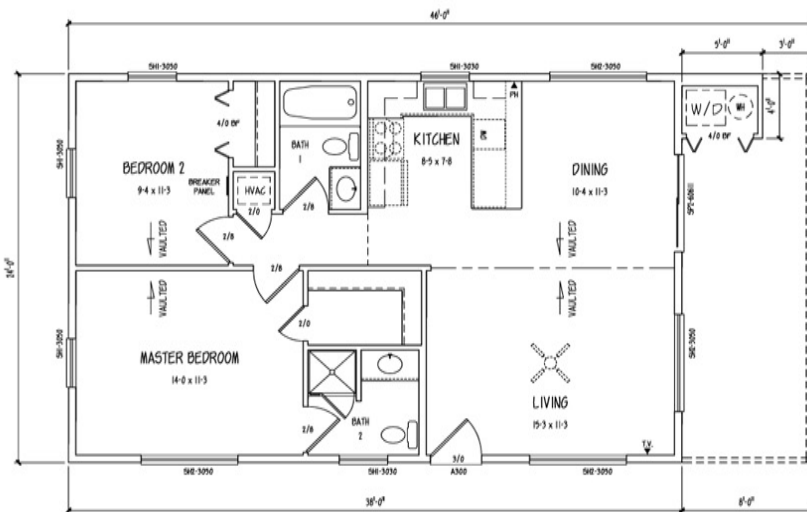




Keys 4A Model



Keys 4 Model



Keys 2 Model