



EMPERIOR HOMES



INVENTORY HOMES / SOLD AS-IS TILE & LAMINATED FLOORING
PORT SAINT LUCIE SCATTERED LOTS – NO HOA
SPEC HOMES CURRENTLY IN PRODUCTION CALL US FOR MORE DETAILS!!!

MODEL	BED/BTH/CG	LIVING SQ.FT.	ADDRESS	AVAILABLE	PRICE
PROVIDENCE 4	4/3/2+Lanai	2,303 Sq. Ft	1721 SW DEL RIO BLVD	WINTER 2023	\$529,999
PROVIDENCE 4	4/3/2+Lanai	2,303 Sq. Ft	1261 SW ACKARD AVE	WINTER 2023	\$539,990
PROVIDENCE 4	4/3/2+Lanai	2,303 Sq. Ft	3764 SW DARWIN BLVD	FALL 2024	\$534,900
PROVIDENCE 4	4/3/2+Lanai	2,303 Sq. Ft	236 SW TULIP BLVD	FALL 2024	\$529,999
PROVIDENCE 4	4/3/2+ Patio	2,303 Sq. Ft	6225 NW ODATE CT	SUMMER 2024	\$514,990
PROVIDENCE 4	4/3/2+Lanai	2,303 Sq. Ft	133 SW BECKER RD	FALL 2024	\$499,900
Martinique 5	5/4/2+Gym, Lanai	4,793 Sq. Ft	5471 NW CARLA CT	FALL 2024	\$899,986
BELIZE 3-1	3/2.5/2+Patio	2,135 Sq. Ft	5825 58th Avenue	SUMMER 2024	\$475,978
BELIZE 3-2	3/2.5/2+Patio	2,135 Sq. Ft	5835 58TH Avenue	SUMMER 2024	\$475,978



EMPERIOR HOMES
 CALL MAX NOW!!!
 Cel: 772-243-8443
 mhs@emperiorcorp.com



EMPERIOR HOMES

Port St. Lucie

THE EMPERIOR HOMES ADVANTAGE

- Just \$10,000 Deposit
- All Closing Costs Paid When Using an Approved Lender*
*Excludes Pre-Paid/Escrow Account Contributions
- No Construction Loan Needed—We Finance the Build
- Cash Discount Available
- Free Credit Check with an approved lender
- Survey, Permitting, & Impact Fees Included
- 1-Year Builder Warranty + 2-Year Mechanical Warranty
- 10-Year Structural Warranty with Centricity
- Homesite INCLUDED in Sales Prices

GOURMET KITCHENS

- Whirlpool Glass Top Self-Cleaning Electric Range
- Whirlpool Built-In Microwave above Range
- Whirlpool Multi-Cycle Dishwasher
-
- Designer Cabinets w/hidden hinges
- Brushed Nickel MOEN Faucet w/Built-In Sprayer
- Double Bowl, Heavy Gauge Stainless Steel Sink
- Spacious Pantry with Ventilated Shelving (per plan)

LUXURY BATHROOMS

- MOEN Brushed Nickel Faucets Plus Coordinating Towel Bar, Hand Towel Bar, and Toilet Paper Holder
- Easy-Care Fiberglass Garden Tub/Shower Units
- Raised Height Vanities in the Master Bathroom
- Double Vanity Square Sinks with Drawer Stack in Master Bathroom (per plan)
- Designer Cabinets w/hidden hinges
- Full Length Mirrors Above Vanities
- Soaking Garden Tub in Master Bathroom
- Elongated Commodes
- Separate Linen Closet (per plan)

EXTERIOR FINISHES

- Sodded Yard & Professional Landscape Package
- Insulated Entry Door w/Kwikset Smart Key Dead Bolt
- Insulated Rear Glass Door with Dead Bolt
- 16" Maintenance Free Vinyl Soffit & 6" Aluminum Fascia
- Raised-Panel Steel Garage Door, Pre-Wired for Opener
- Weatherproof electrical (GFI) outlets
- Coach lights installed at garage and entry (per plan)
- Entry Door Bell & Chime
- Sidelights at Entry (per plan)
- Exterior Hose Bibs
- 10x14 Rear Patio Slab or Covered Lanai (per plan)
- High Quality Sherwin Williams Loxon XP Exterior Paint
- Decorative Shutters & Gable Vents (per plan)

INTERIOR FINISHES

- 5 1/4" Baseboards Throughout All Rooms
- Ceiling Fans in Great Room & Master Suite
- Prewired for Ceiling Fans in Bedrooms and Covered Porch w/ Separate Switches
- LED Lighting Throughout
- Nickel Finish Chandelier in Dining Room & Eat-In Nook
- Designer Doors w/Brushed Nickel Lever Handles
- Textured Walls and Knockdown Ceilings
- Generous Walk-In Closets with Ventilated Shelves (no bifolds)
- Scotch-Guard Stain-Resistant Carpet with upgraded 6lb Pad
- RG-6 Cable and/or CAT-5 Phone Prewires (5 combined)
- Vaulted Ceilings/Plant Shelf in Main Living Areas (per plan)
- Interior Rocker Electrical Switches
- Smoke and Carbon Monoxide Detectors
- Sherwin-Williams Interior Paint
- Indoor Laundry Room with Vented Shelving, Washing Machine Connection, and 220-volt Dryer Hook-Up
- Cultured Marble Window Sills

ENERGY EFFICIENCY

- High Efficiency Carrier 15-SEER Air Conditioning Unit
- Programmable Thermostat to Maximize HVAC Savings
- Vented Soffit/Off Ridge Vents for Attic Ventilation
- R-30 Blown-In Ceiling Insulation
- R-4.1 Fi-Foil Exterior Wall Insulation
- Double Pane, High Performance Insulated Low E Windows plus Tilt-in Sashes for Easy Cleaning

QUALITY CONSTRUCTION

- Concrete Block Construction
- Taexx™ Tubes in the Wall Pest Defense System
- All Plans Engineered and Built to Hurricane/Wind Load Resistance Building Codes
- Pull-Down Attic Access Stair with light (per plan)
- Interior framing wood 2"x4" studs, 16" on center
- Fiber-reinforced concrete slab with Vapor Barrier
- Finished Garage Interior
- Hurricane Storm Panels for Glass Windows & Doors

COMMUNITY INCLUDED FEATURES

- Under-Sink Mounted Garbage Disposal
- 36" Tall Kitchen Cabinets with Crown Molding, and "Bump Out" Accent Cabinet Above Microwave
- Wilsonart High Definition Beveled-Edge Counter Tops
- Bahia Sod /Landscape Package
- Architectural Shingles

Lot/Blk _____ Initials _____ Initials _____ Date _____



EMPERIOR HOMES

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Off-Site Home Project General Information Worksheet

Date:

Buyer:	
Subject Property – address:	
Legal Description:	
Property Tax Page:	Located and print out
Survey	Yes No Copy Provided
Borings Done	Yes No Copy Provided
Lot Ownership	Buyer Owns Lot Lot Under Lot Considered Looking
Lot Status: FILL	Filled Generally to Grade Needs Fill Unsure
Lot Status: Clearing	Cleared Partial Cleared Not Cleared Unsure
Lot Status: HOA / ARB	ARB Controls – get copy / contact info No ARB
Roof Material:	Shingles Concrete Tile
Water Source:	
Sewer Provider:	
Lot NOTES:	
Funding:	
Time Frame:	



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Emperior Homes - Off-Site Home Project General Information Worksheet

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Home Design Considerations					
Buyer:					
Proposed Model Home:	EMP Plan	EMP Plan – Custom	Custom to be Designed	Pending	
EMP Base Plan:					
Custom Plan Notes:					
Home Goals: Bedrooms	2 Bed + Den	3 Bed	4 Bed	5 Bed	5+ Bed
Home Goals: Baths	2 Bath	2.5 Bath	3 Bath	4 Bath	5+Bath
Home Goals: Garage Size	2 Car	2 Car Expanded	3 Car	4 Car+	
Home Goals: Size	1500 to 1900sf/ac	1900 to 2300sf/ac	2400 to 2800 sf/ac		
	2800 to 3300sf/ac	3400 to 3800sf/ac	over 3900sf/ac		
Home Goals: Structure	1 Story	2 Story, why:			
Home Notes:					
Other Notes:					

