



Build Your
Dream Home in
PALENCIA

Palencia Pricing

Sq Ft	Plan Name	Base Price*	Elevations+				Bonus Rm or Guest Suite'	Per Sq ft
			A	B	C	D		
2509	Sawgrass	\$474,900	\$2,500	\$3,500	\$6,000	N/A	\$20,900	\$189.28
2601	Ireland	\$484,000	\$2,500	\$20,000	\$20,000	\$20,000	\$20,000	\$186.08
2736	Santa Rosa	\$484,000	\$2,500	\$2,500	\$4,000	\$7,500	\$37,520	\$176.90
				E	F	G		
				\$8,000	\$8,500	N/A		
2988	Scottsdale	\$491,900	\$2,500	\$7,000	\$7,000	\$8,000	\$40,950	\$164.63
				E				
				\$11,000				
3074	Bartram	\$509,000	\$2,500	\$9,500	\$11,500	\$10,000	\$43,500	\$165.58
				E	F	G		
				\$7,500	\$15,000	N/A		
3295	Castille II	\$499,000	\$3,500	\$6,500	\$9,500	\$11,500	\$10,000 #	\$151.44
				E	F	G		
				\$5,500	\$7,500	\$11,500		
3318	Bartram II	\$527,000	\$2,500	\$9,500	\$11,500	\$10,000	\$43,500	\$158.83
				E	F	G		
				\$7,500	\$15,000	N/A		
3527	St. Augustine	\$538,000	\$2,500	\$9,500	\$11,500	\$10,000	\$39,900	\$152.54
				E	F	G		
				\$7,500	\$15,000	N/A		
3548	Southaven	\$549,000	\$3,500	\$9,500 (Med)	\$11,250	\$20,000		\$154.74
3704	Southaven II	\$559,000	\$3,500	\$9,500 (Med)	\$11,250	\$20,000	(Southaven II, upstairs rooms at rear)	
3707	Castille III	\$539,000	\$5,000	\$15,000	\$12,500	\$17,000	\$15,000 #	\$145.40
				E Med Tile Roof	F (Low Country A with all Lap siding)			
				\$40,000	\$12,000			
4630	Senora	\$644,000	\$5,000	\$10,500	\$22,000	\$15,000	\$15,000 #	\$139.09

#Traditional Bonus Room Option not available with Castille & Senora series, pricing presented is available on enclosed loft option only. **Bonus Room sq ft is approximate and incl. bath; no other upgrades/options included outside of "Included Features" List. St. Johns County impact fees are tiered based on square footage and are included in above pricing, but the final sales price will be contingent on county fees at time of permitting.

Ask About our
1.25%
Closing Cost Contribution
With CornerStone's
Preferred Lender Program
& Land/Home Package



ASK ABOUT BUILDING ON YOUR OWN HOMESITE!

- LAND IS NOT INCLUDED
- ALL HOMESITES ARE SOLD OUT IN PALENCIA

Visit our Photo Gallery and Floorplans Online!

www.MyCornerStoneHomes.com

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New Home Consultant

Candy Harvison
(904) 521-7854



PALENCIA INCLUDED FEATURES

QUALITY CONSTRUCTION FEATURES

- Florida Code Engineered and Inspected Wood Frame Construction
- 2x6 Exterior Wall Construction on First Floor
- Engineered Roof Truss System
- 130 mph Wind (gusts) Resistant Metal-tie Roof Securing System
- 120 mph Wind (gusts) Resistant Garage Door
- 3-Course Stem Wall Foundation
- Raised Panel Insulated Metal Overhead Garage Door, Carriage Styles

ENERGY SAVING FEATURES

- Radiant Barrier Roof Sheathing - Reduces Summertime Attic Temperatures by up to 30 degrees!
- R-38 Ceiling Insulation and R-19/R-11 Exterior Walls, except Garages
- 16 Seer Variable Speed Trane System and Smart Thermostat
- AO Smith Tanked Commercial Gas Water Heater
- Off Ridge Roof Vents & Vent Soffits for Air Circulation
- Huber Zip Wall System on Exterior Walls
- Double-Insulated Vinyl Windows with Low-E Argon Filled Glass

KITCHEN

- Bosch Stainless Steel Appliance Package: 36" Gas Cooktop, 30" Single Oven, 30" Built-in Microwave, 36" Stainless Steel Chimney Hood vented to outside, 24" Integrated Dishwasher
- Wellborn Cabinets including soft close doors, soft close drawers and wooden box drawers with dove-tail joints (choice of door styles)
- Granite Countertops with a Selection of Included Color Choices
- U/M Stainless Steel Sink with Moen Genta Pull-Out Chrome Faucet
- Pre-Plumbed for Refrigerator Ice Maker
- Walk-in Pantry with Tight Mesh Ventilated Shelving (Per Plan)
- Attractive Recessed Lighting (Per Plan)
- Spacious Breakfast Nook (Per Plan)
- Selection of Ceramic Tile Floors

BATHS

- Owner's Suite 42" x 60" Soaking Tub (UNO, Per Plan)
- Owner's Suite Framed Clear Glass Shower Enclosure (UNO, Per Plan)
- Adult Height Vanities in Owner's Bath
- Solid Surface Countertops with Undermount Sinks in ALL baths
- Toto Elongated, Universal Height Toilets with Soft Close Seats
- Wellborn Cabinets including soft close doors, soft close drawers and wooden box drawers with dove-tail joints (choice of door styles)
- 4" Set Moen Faucets: Choice of Brantford, Eva or Gibson in Chrome
- Steel Enamled White Tub & Tiled Walls in Secondary Baths, UNO
- Full Size Vanity Mirrors in ALL Baths
- Selection of Ceramic Tile Floors

SPECIAL INCLUDED FEATURES

- Consultation Session with Professional Interior Designer in Showroom.
- Up to 1.25% of Sales Price Paid as Total Closing Costs contribution with Preferred Lender. *CornerStone Land & Home purchase required* to qualify. Building on Your Lot is not eligible for program.

COMPLETE SMART HOME TECHNOLOGY SYSTEM

- (1) Control4 EA1 Processor
- (1) Luxul Dual Band Gigabit Wifirouter with built in controller XWR-3150
- (1) Luxul Wireless Access Point High Power 1900AC Dual Band XAP-1510
- (1) Luxul 8 port ethernet switch XGS-1008
- (2) MyQ Liftmaster Garage Door GDO Drivers
- (1) Trane Thermostat Driver
- (1) Kwikset touchscreen smart lock
- Smoke and CO₂ Detectors
- (4) Control4 lightswitches (single gang)

INTERIOR

- Stain & Wear Resistant Carpet with 6 lb. rebound pad
- Ceramic Tile Floors Included in Main Open Living Areas
- 4 5/8" Crown Molding; Your choice of (3) Rooms (Where Possible)
- 5 1/4" Baseboards Throughout Interior of Home
- 3.5" Delta Casing at 1st Floor Doors (where possible); 2.25" Delta Casing at 2nd Floor Doors, if applicable
- 8' Doors Throughout First Floor only; 6'8" on 2nd Floors, if applicable
- Kwikset Dorian Lever Door Hardware in Nickel or Antique Nickel
- Choice of Masonite Hardboard Doors Styles: Your choice Classique Arched 2-Panel, Cheyenne (beadboard) or Colonist 6-Panel doors
- Sherwin Williams Super Paint Flat (1 Custom Color) throughout
- Sherwin Williams Semi-Gloss Door & Trim Paint in White
- Vaulted or Volume Ceilings (Per Plan)
- Double Knockdown Ceiling Finish
- Smart Home Mobile Technology Garage Door Openers with (3) Included Remotes
- *Minimum* 200 Amps Electrical Service (Per Plan)
- Ceiling Fan Prewires - Choice of (5) Rooms
- Smoke & CO₂ Detectors Per Code
- Ventilated Vinyl Shelving in all Closets
- Stained Oak Handrail, White Balusters, Your Choice of (3) Included Baluster Styles (at "L" Location on Stairs, per plan)
- Water Softener Loop with Receptacle, water softener not provided
- Quiet Bath Exhaust Fans
- Decora Light Switches

EXTERIOR

- Custom-Designed Elevations (Senora Home Includes Balcony Option)
- Paver Drive, Front Entry & Leadwalk (\$10,000 paver allowance)
- 3rd Car Garage
- Courtyard or Side Entry Garages (Per Plan)
- 5-Stub Natural Gas Package
- Professionally Designed Landscape Package (\$7,420 Allowance)
- Fully Sodded Yards with St. Augustine Grass
- Fully Automated Irrigation System (up to 5 zones)
- Deep Well for Irrigation (5 Zones)
- Masonite Oakcraft Solid Fiberglass Insulated Six-Panel Front Door
- Raised Panel Insulated Metal Overhead Garage Door, Carriage Styles
- Kwikset Dakota Nickel Handleset Door Hardware with Smart Home
- Smart Home Technology Deadbolt with Mobile Device App
- Hi-Def Architectural Shingles with Limited Lifetime Warranty
- Low Maintenance Vinyl Ceilings on porches with choice of color
- Low Maintenance Vinyl Soffits and Fascia with choice of color
- (2) Hose Bibs
- (3) Weatherproof Exterior GFI Outlets
- Termite Pre-treatment + 1-Year \$250,000 Repair Bond
- (2) Double Floodlights
- Carriage Lights at Garage
- Other Included Site Allowances: 28 Loads of Fill Dirt (lot and stemwall), Clearing (\$4,000), Home Setback of 40 feet

7-TIME GOLDEN AWARD WINNING SERVICE

What Makes a Great Building Experience?

- Constant Customer Involvement and Communication
- Pre-Construction Architectural Design Review Meetings
- Interior Designer Consultations
- *What's Next!* Project Review Meeting Prior to Ground Breaking
- Customer / Builder Consults at Key Construction Benchmarks
- Pre-Closing & Closing Day Customer Orientation Walks
- Centricity 1, 2, & 10 Year Warranty, *inquire for details*

1421 North Loop Parkway, St. Augustine, Florida 32095

Photo Gallery, Floorplans and Community Tours
www.MyCornerStoneHomes.com



Please Contact Your CornerStone Homes New Home Consultants:
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