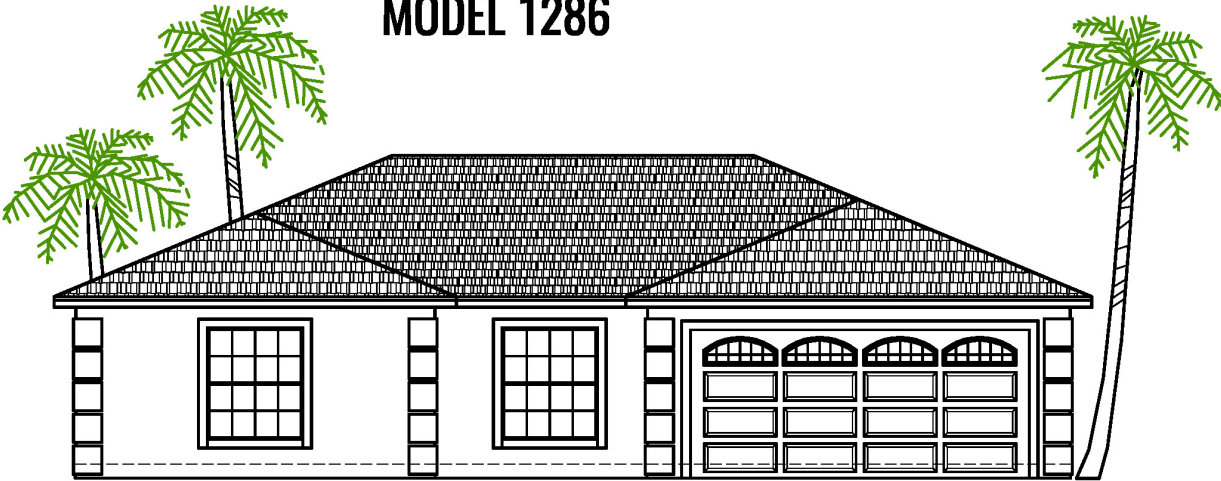


On Your Lot
\$230,000

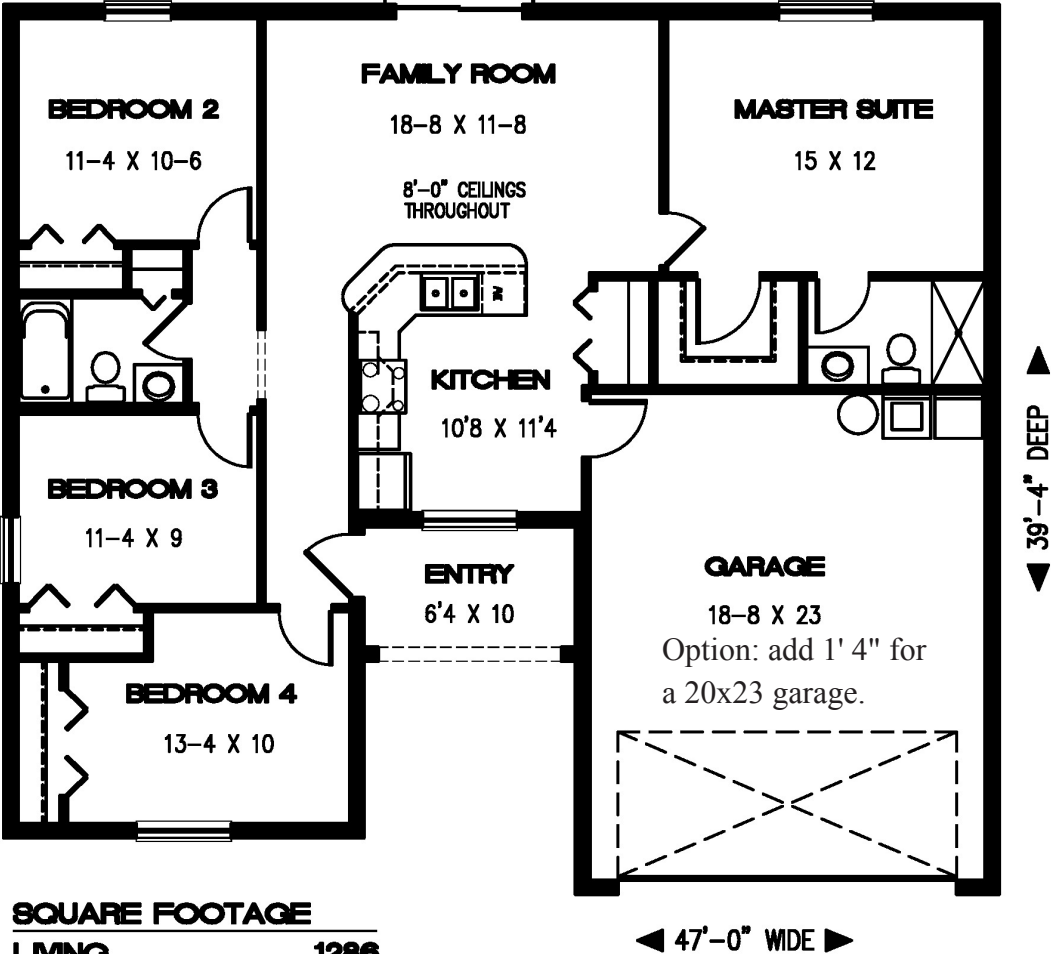
Our Lot
\$255,000

MODEL 1286



ELEVATION A

Option: Eliminate
Bedroom # 2 and make it
part of a great room.



SQUARE FOOTAGE	
LIVING	1286
GARAGE	469
ENTRY	63
TOTAL	1818

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MEADOWS PROPERTIES
P.O. BOX 668
DUNDEE, FL 33838
(941) 439-5542

MEADOWS PROPERTIES

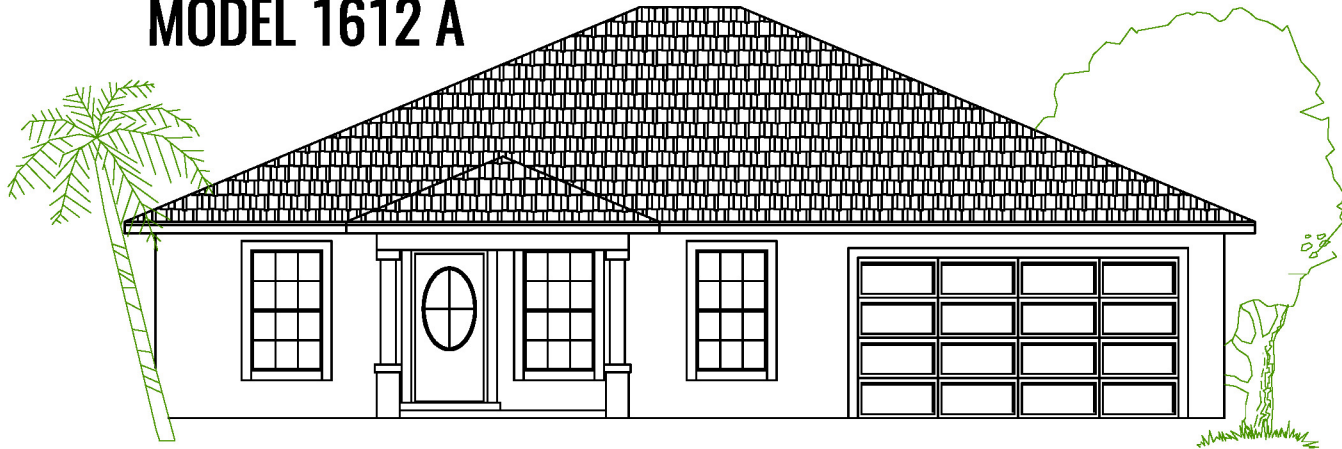
HDA
2604 WYNDSOR
OAKS CT. WINTER
HAVEN, FL 33884
(863) 324-7945

HDA HOME
DESIGN
ASSOCIATES

On Your Lot
\$279,000

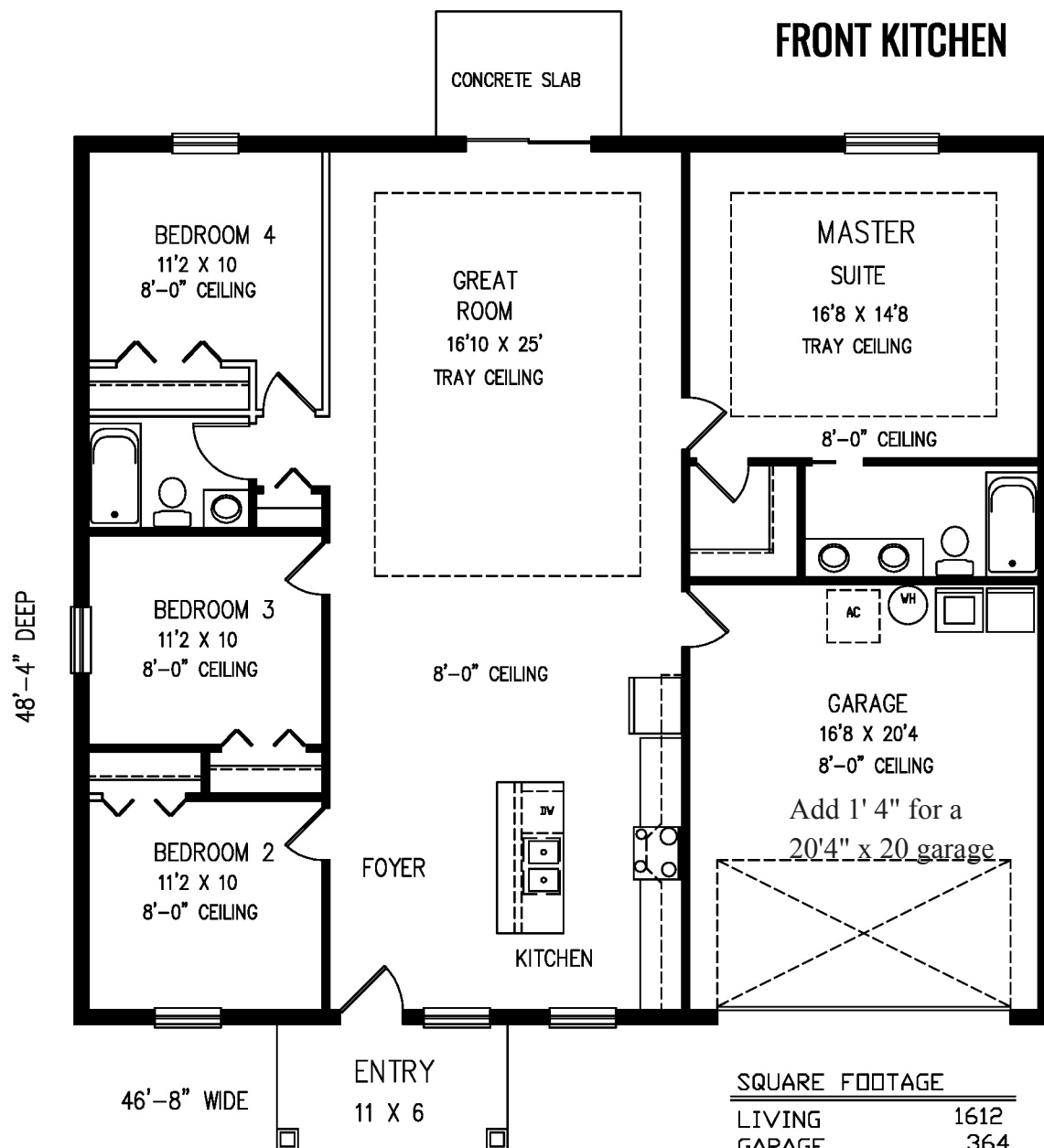
Our Lot
\$304,200

MODEL 1612 A



FRONT KITCHEN

CONCRETE SLAB



SQUARE FOOTAGE	
LIVING	1612
GARAGE	364
ENTRY	66
<hr/>	
TOTAL	2042

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MEADOWS REALTY AND CONSTRUCTION
404 RIDGEWOOD AVE
DUNDEE FL 33838
(863) 287-5981
WWW.GOMRC.NET
BIGW1937@ADL.COM

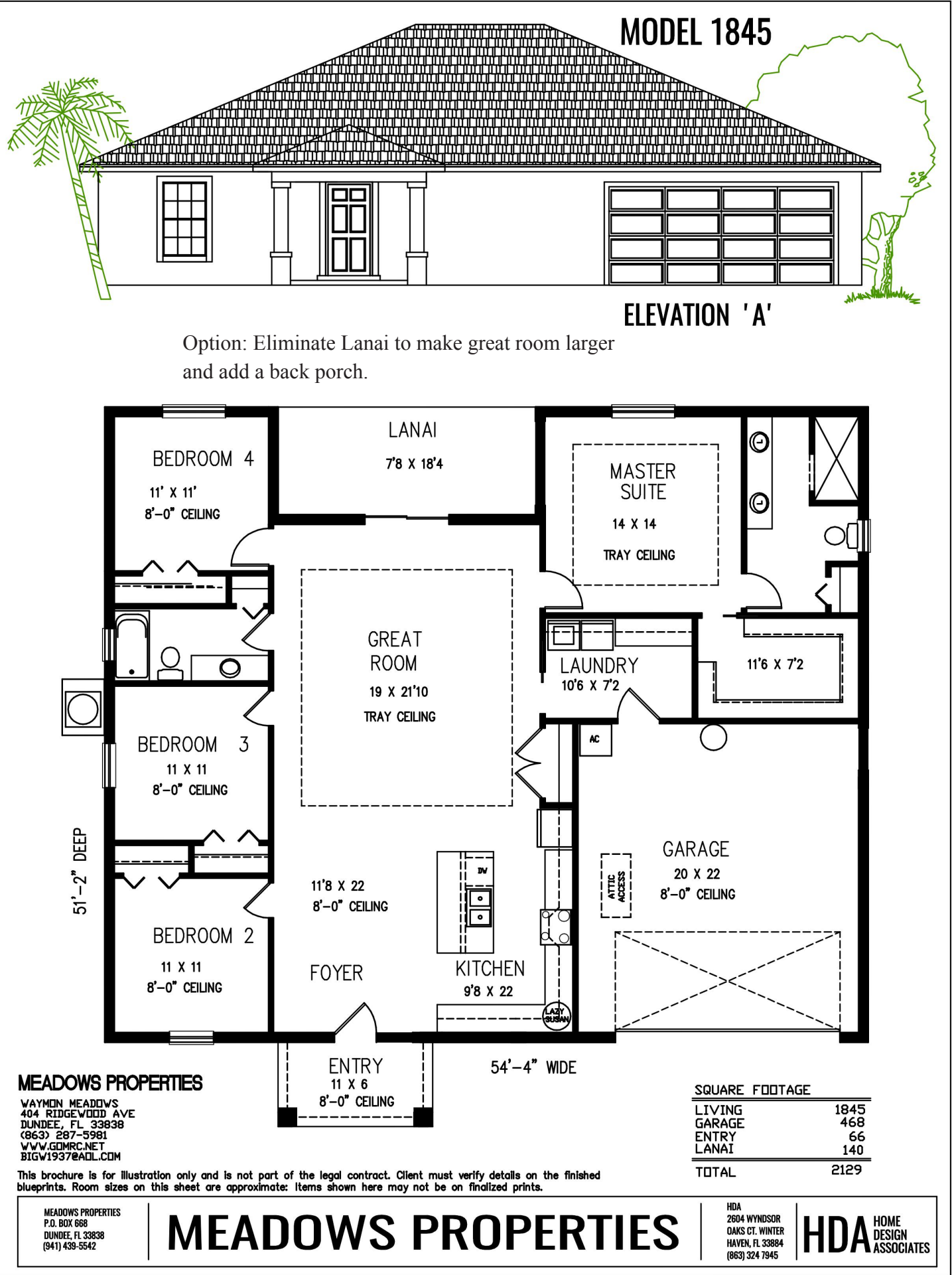
MEADOWS REALTY AND CONSTRUCTION

HOME DESIGN ASSOCIATES
WINTER HAVEN FL
(863) 324-7945
sstrangir@gmail.com

HDA HOME
DESIGN
ASSOCIATES

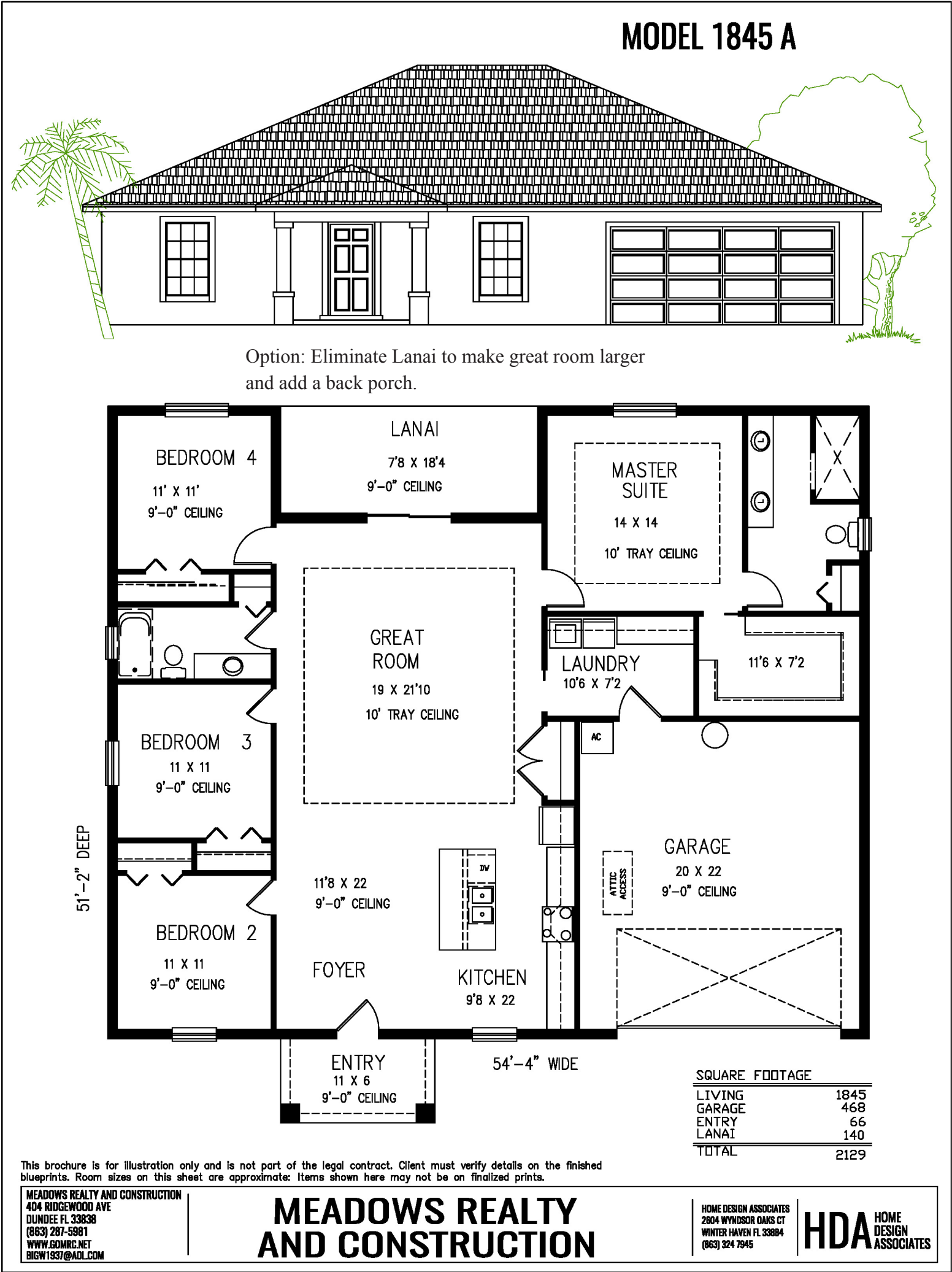
On Your Lot
\$294,900

Our Lot
\$319,900



On Your Lot
\$307,900

Our Lot
\$332,900



On Your Lot
\$294,900

Our Lot
\$319,900



Country House 1500

DETAILS
TOTAL HEATED AREA:
1,500 sq. ft.
FIRST FLOOR:
1,500 sq. ft.
GARAGE:
484 sq. ft.
FLOORS:
1
BEDROOMS:
3
BATHROOMS:
2
GARAGES:
2 car
WIDTH:
52ft.
DEPTH:
48ft.
HEIGHT:
24ft.
FOUNDATION:
Crawlspace Foundation

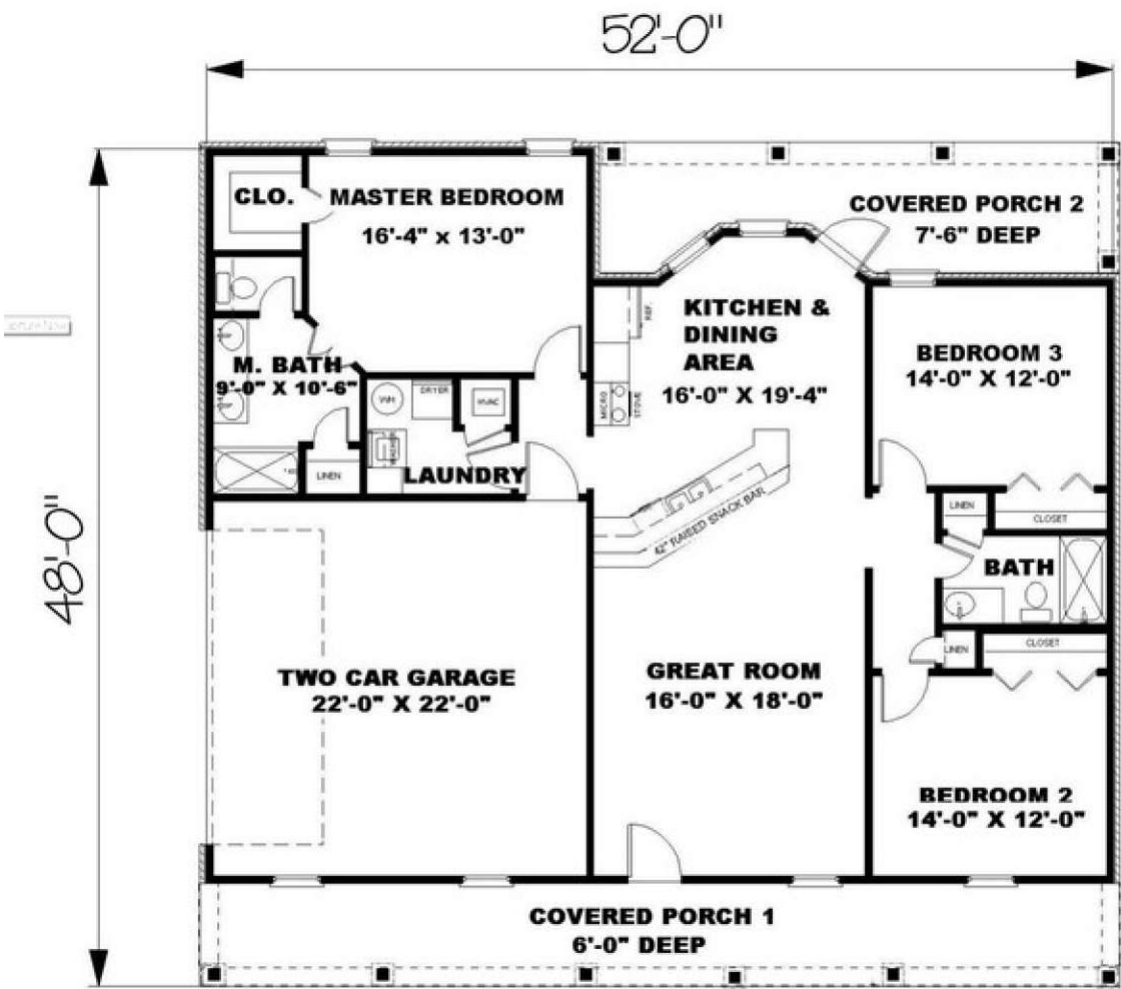
Basement Foundation

Monolithic Slab Foundation

Floating Slab Foundation

Walkout Basement Foundation
MAIN ROOF PITCH:
7:12
EXTERIOR FRAMING:
2x4

CEILING HEIGHTS
FIRST FLOOR:
9 feet



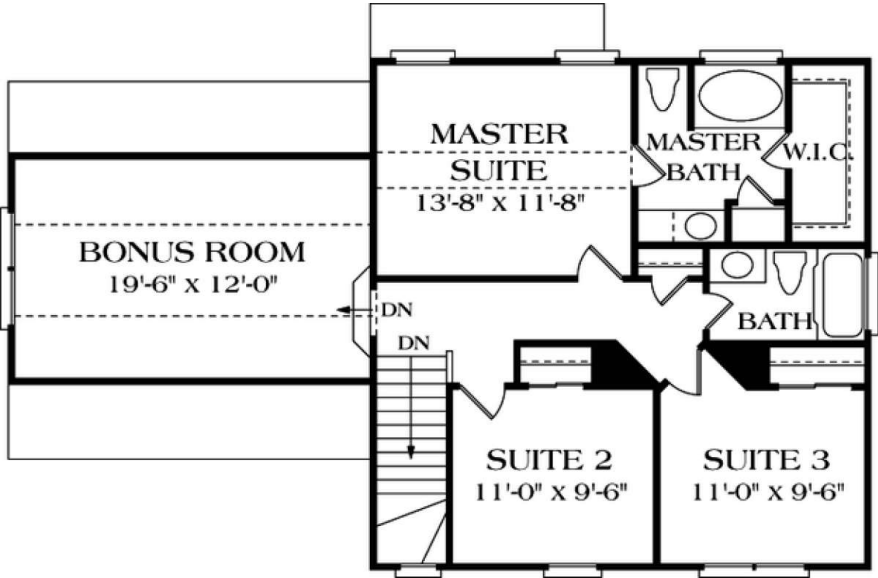
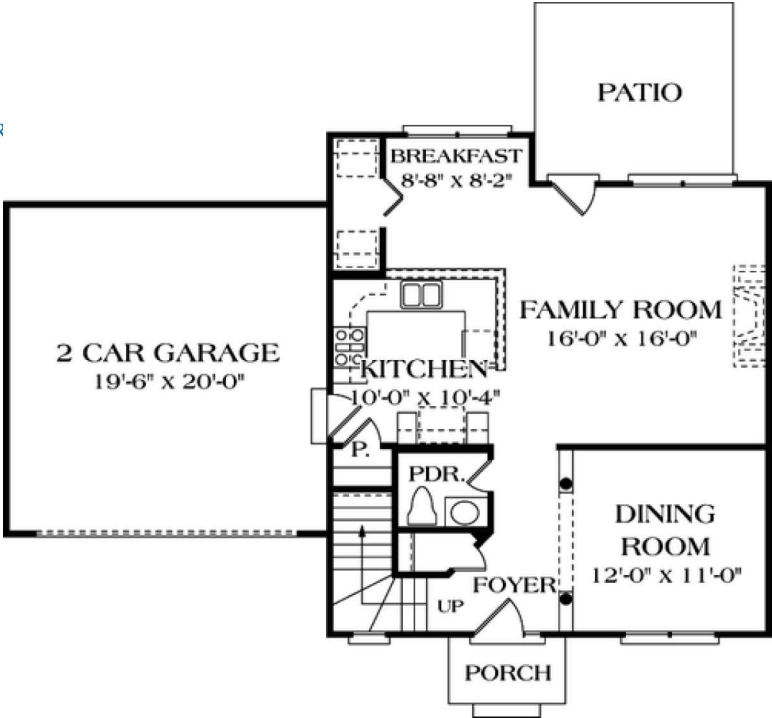
On Your Lot
\$314,900

Our Lot
\$339,900



Model 1801

DETAILS
TOTAL HEATED AREA
1,550 sq. ft.
FIRST FLOOR:
794 sq. ft.
SECOND FLOOR:
756 sq. ft.
BONUS ROOM:
251 sq. ft.
GARAGE:
410 sq. ft.
FLOORS:
2
BEDROOMS:
3
BATHROOMS:
2
HALF BATHS:



On Your Lot
\$

Our Lot
\$



DETAILS
TOTAL HEATED AREA:
1,768 sq. ft.
FIRST FLOOR:
1,768 sq. ft.
GARAGE:
754 sq. ft.
FLOORS:
1
BEDROOMS:
3
BATHROOMS:
2
GARAGES:
2 car
WIDTH:
73ft.
DEPTH:
73ft.
HEIGHT:
22ft.
FOUNDATION:
Slab Foundation
Porch 1616
Storage 219



C # 707419-CBC 1250530

All construction shall meet or exceed the standards for hurricane resistant residential construction codes Florida Building Code Residential 2023 8th Edition, and applicable local codes.

Section-1 Excavation

Bearing soil type shall be Sandy Loom.

Section-2 Foundation

Footing concrete mix shall be 3000 PSI. with reinforcing of 2-5/8” rods.

Monolithic footing/slab pretreated with termite protection with a five year warranty, with 6 mill visqueen beneath.

1 5/8 continuous rod shall be used from footing to lintel in corners and cells poured solid with concrete rods tied together with wires at splices. See additional items on foundation plan.

Section -3 Exterior Walls

All Sides of building shall have struck blocks (stucco extra) finish unless otherwise noted.

Masonry construction shall be 8” thick concrete blocks.

Door sills, windowsills, and lintels shall be precast with rods.

Furring shall be ½ pretreated pine 24” o.c.

Section -4 Floor framing

Shall be a ground supported concrete slab.

Concrete mix shall be 3000 PSI and be 3-1/2”.

Reinforcing shall be fiberglass? over compacted sand fill material of at least 8”thick.

Section-5 Partition Framing

Studs shall be #2grade spruce species of 2x4 with sole plates pressure treated.

Spacing of studs shall be 24” o.c.

Interior load bearing walls shall have a stud spacing of 16” o.c.

Section-6 Celling Framing

Ceiling framing shall be trusses.

Trusses shall be yellow pine.

Truss straps anchored to lintels secured to each to truss.

Section- 7 Roof Framing/Sheathing

Sheathing shall be aspenite.

The shingles shall be grade ‘A’ , size 37 fiberglass Architectural shingles, with a 25 year warranty.

Underlayment shall be synthetic and shall be fastened with nails.

Nails shall b galvanized 8 gauge nails.

Facia shall be white aluminum unless otherwise stated.

Section-8 Drywall

Drywall shall be sheetrock ½ thick with texture on walls with orange peel (knock-down extra) finish.

Drywall shall be sheetrock 5/8 thick Ceiling with texture finish.

Joint treatment shall be taped and sanded.

Section -9 Decorating

Kitchen shall have a wall finish of approved paint with a ceiling finish of primer and one cost of approved paint.

Bath shall have a wall finish of approved paint.

Other areas shall be finished with primer/latex approved paint.

Section-10 Interior Doors and Trim

Door type shall be 6 panel Masonite prehung interior doors.

Door trim shall be type colonial and make of pine with a base type of 2 piece pine size 2-1/4” and shall be primed and painted.

Section-11 Windows

Windows shall be single hung MI 3540 Vinyl

Glass grade Low-E Insulated.

Balance constant force.

Trim type sheet rock return.

Heavy duty weatherstripping.

All screens shall be fiberglass 6/18 mesh.

Section-12 Entrances and Exteriors

Main entrance door shall be steel or fiberglass of a width of 36” thickness of 7/4.

Framing shall be fir with a thickness of 7/4.

Other exterior entrance doors shall be steel or fiberglass with a width of 32” and with a framing material of fire and shall be 7/4.

Head flashing shall be caulking.

Weather stripping shall be magnetic.

Door from home into garage shall be solid wood core.

Painting shall be Sherwin Williams approved latex oil.

Section -13 Cabinets and Interior Details

Kitchen cabinets, wall units, material shall be factory built color shall be white.

Cabinet units shall be wood.

Tops shall be Quartz or Granite

Backsplash shall be Tile.

Section-14 Special Floors and Wainscot

Kitchen and bathroom floors shall be tile.

Threshold material shall be aluminum.

Wall base material shall be pine.

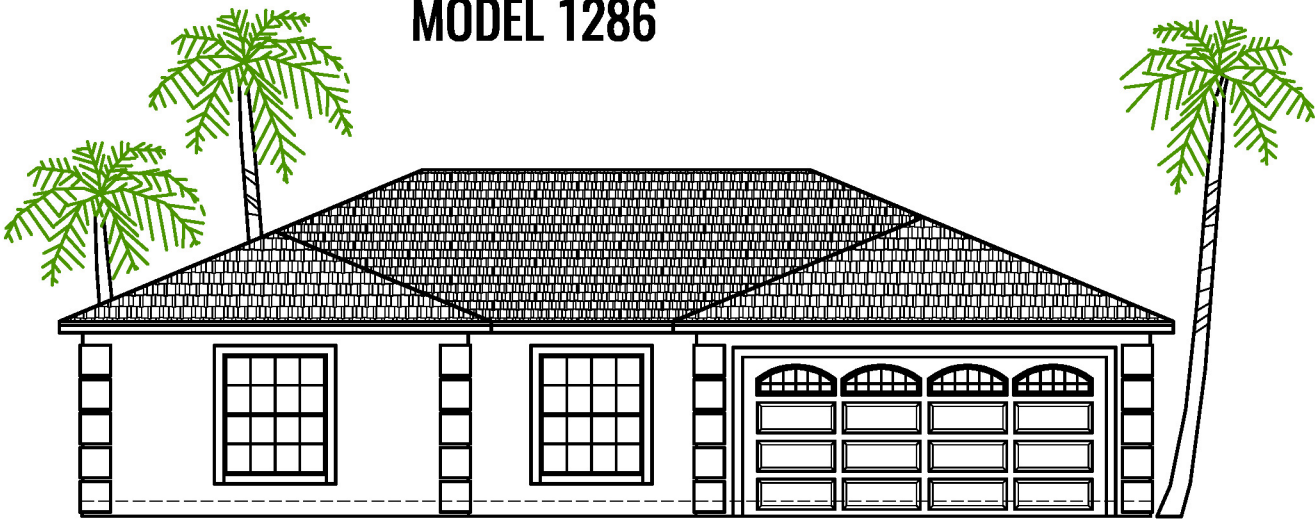
Under floor material shall be concrete slab.

Bathroom walls shall be painted with approved Sherwin Williams.

Height of the tile over tub shall be to ceiling.

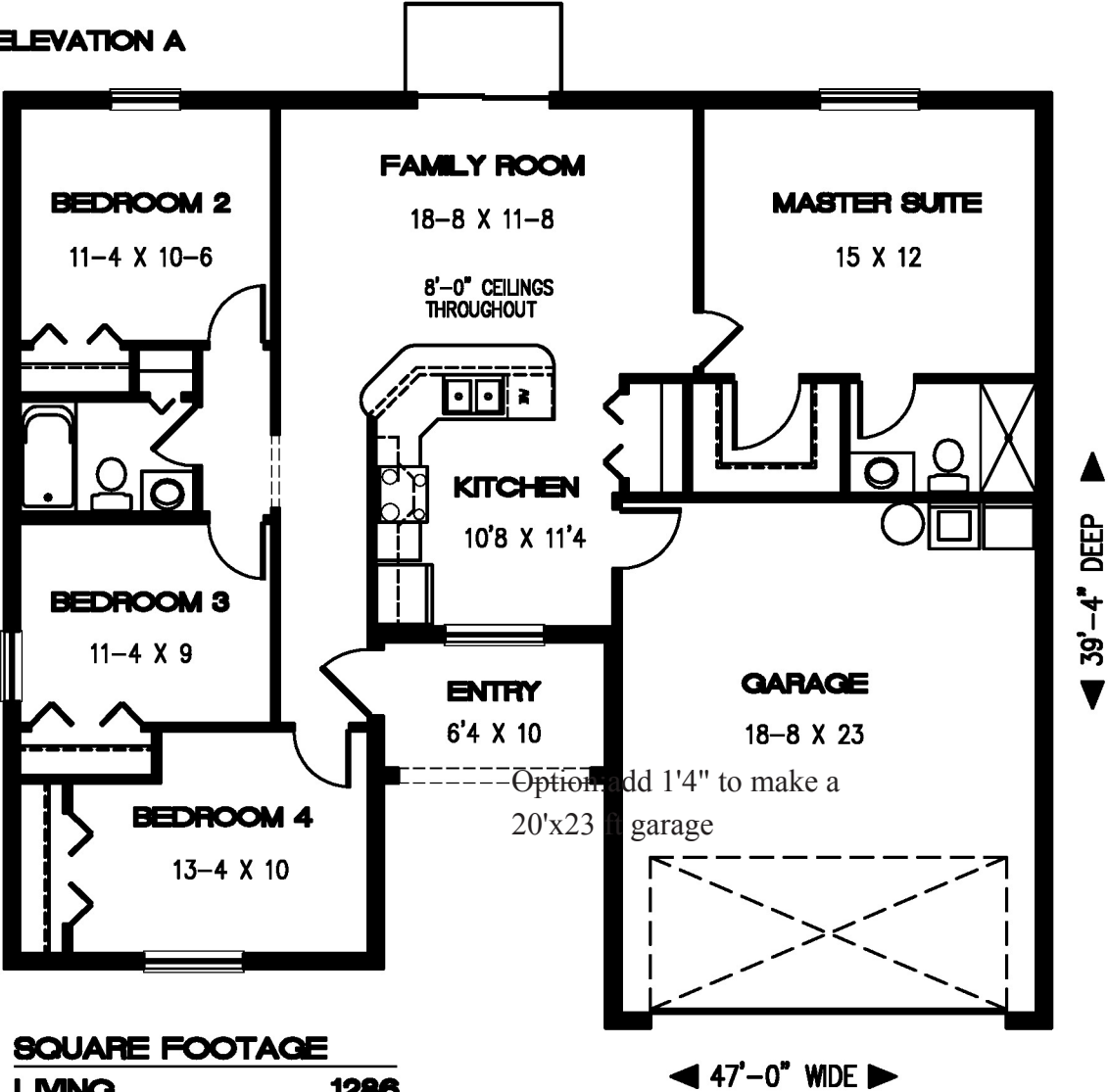
Bathroom accessories shall be recessed ceramic.

MODEL 1286



ELEVATION A

Option: Eliminate bedroom 2 and make a larger great room.



SQUARE FOOTAGE	
LIVING	1286
GARAGE	469
ENTRY	63
TOTAL	1818

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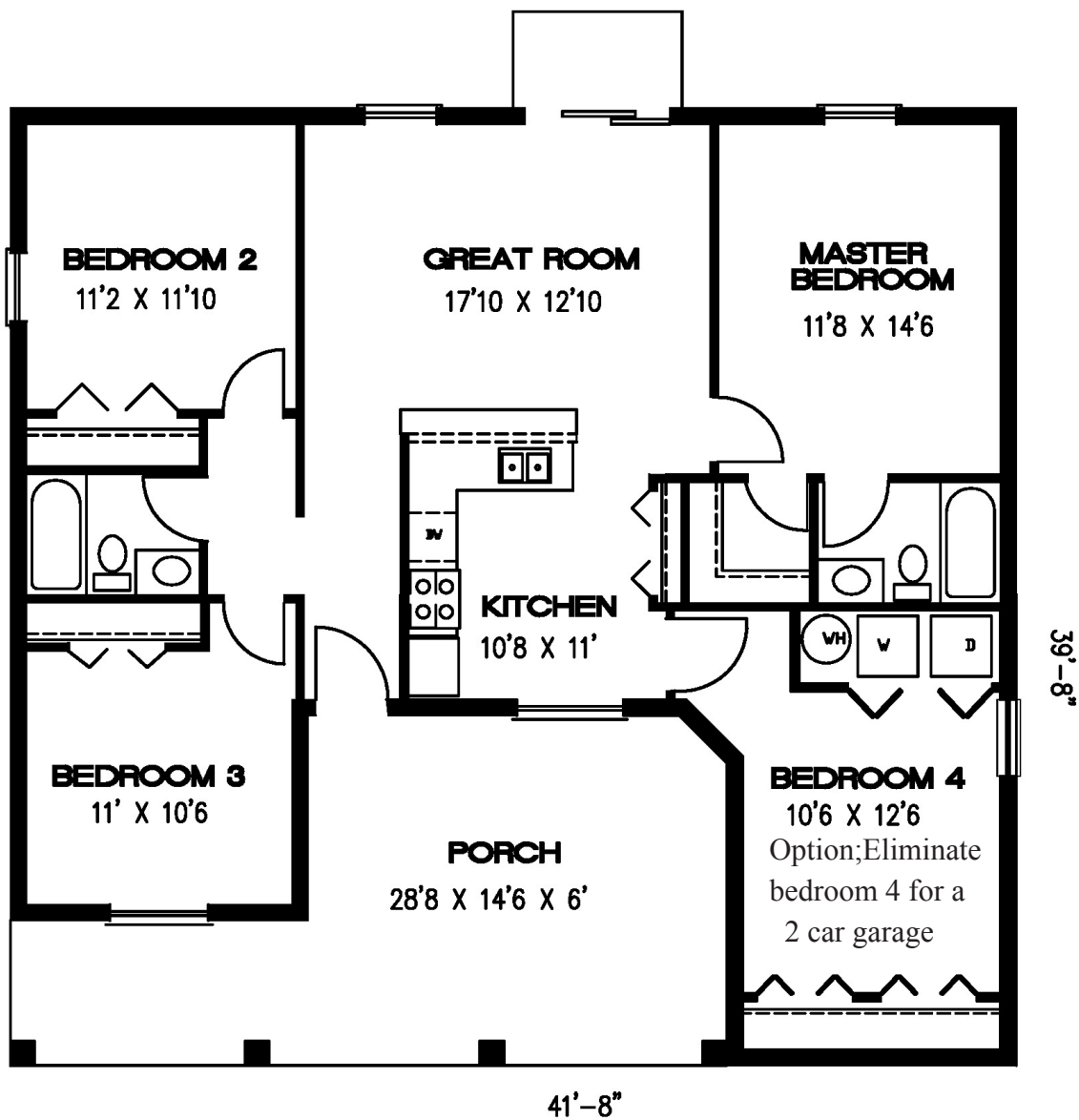
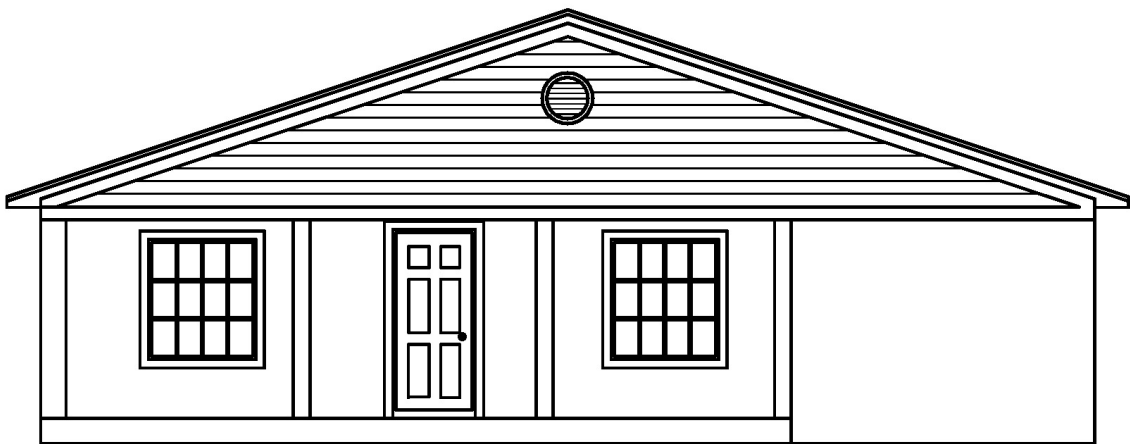
MEADOWS PROPERTIES
P.O. BOX 668
DUNDEE, FL 33838
(941) 439-5542

MEADOWS PROPERTIES

HDA
2604 WYNDSOR
OAKS CT. WINTER
HAVEN, FL 33884
(863) 324 7945

HDA HOME
DESIGN
ASSOCIATES

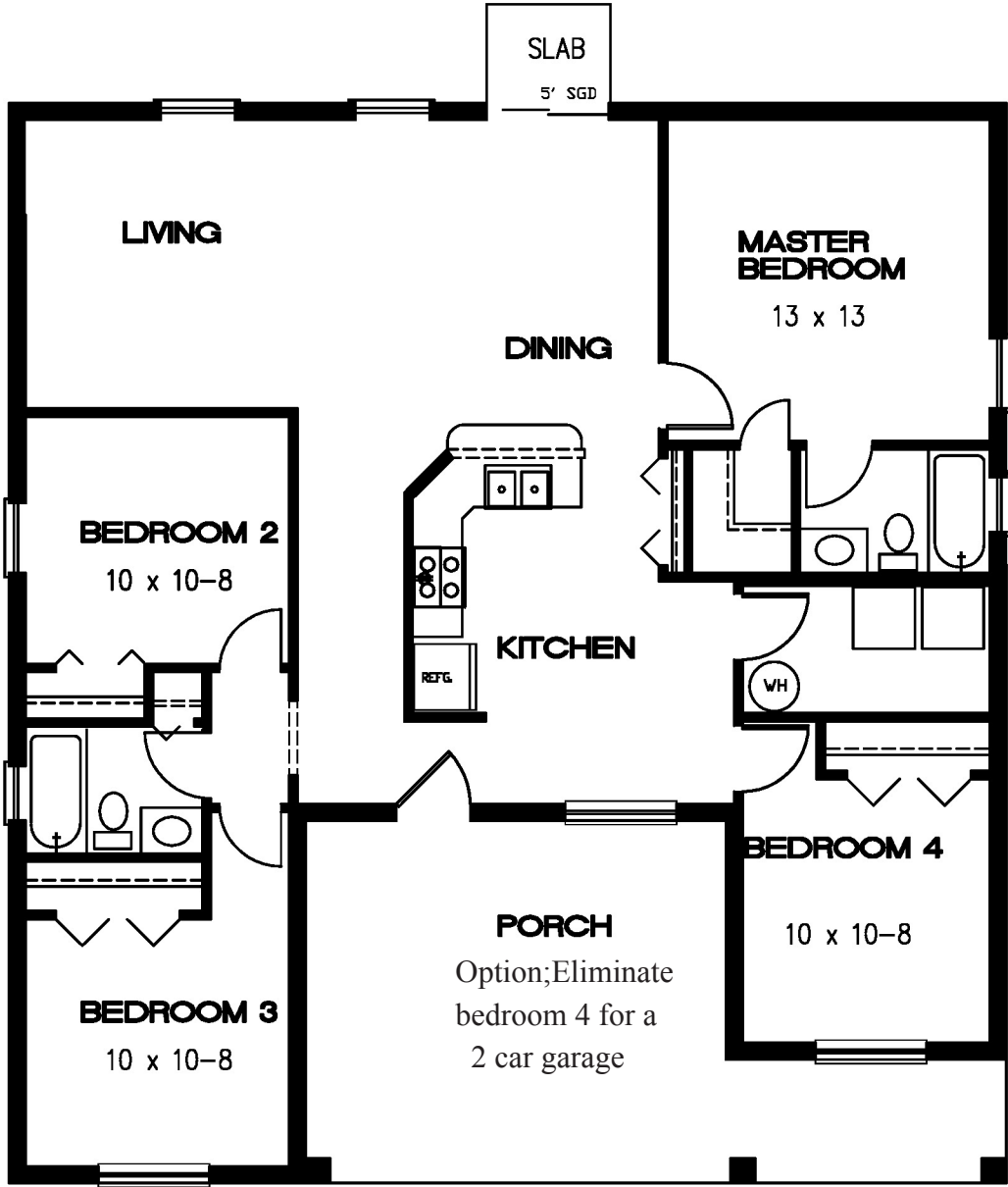
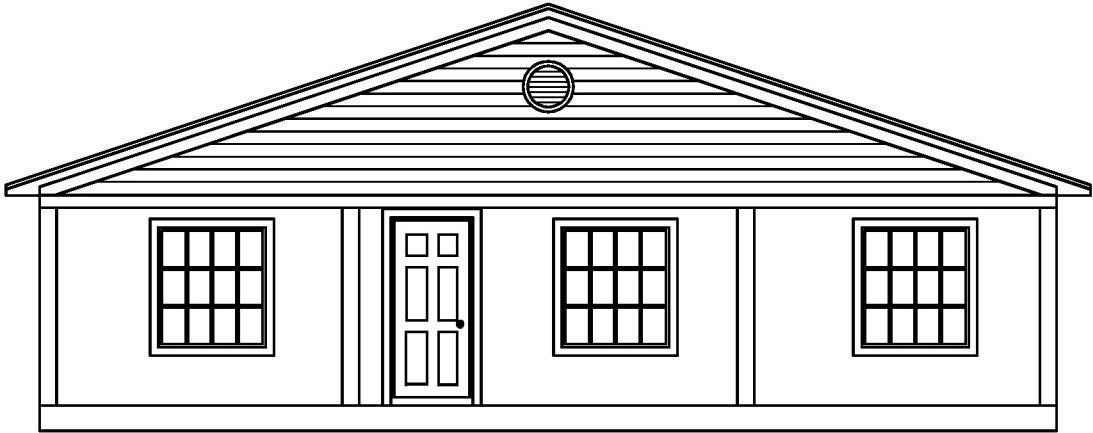
MODEL 1330



SQUARE FOOTAGE	
LIVING	1330
PORCH	324
TOTAL	1654

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MODEL 1455



SQUARE FOOTAGE

LIVING	1455
PORCH	391
TOTAL	1846

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MEADOWS REALTY
AND CONSTRUCTION
404 RIDGEWOOD AVE
DUNDEE, FL 33838
(941) 439-5542

MEADOWS REALTY
AND CONSTRUCTION

HDA
2604 WYNDSOR
OAKS CT. WINTER
HAVEN, FL 33884
(863) 324-7945

HDA HOME
DESIGN
ASSOCIATES

February 23, 2024

Name_____. Phone_____

Email_____. Cash/mortgage Lynwood 863.602.3004

Lot:_____.

Sales Price On Your Lot

Model 1299-2069	\$240,900	4 Bedrooms	2 Bathrooms	2 car garage.
Model 1286-1973	\$230,300	4 Bedrooms	2 Bathrooms	2 car garage.
Model 1330-1654	\$236,400	4 Bedrooms	2 Bathrooms	0 garage. Option 2 car garage
Model 1455-1846	\$254,600	4 Bedrooms	2 Bathrooms	0 garage. Option 2 car garage
Model 1458-1849	\$289,900	4 Bedrooms	2 Bathrooms	0 garage . Option 2 car garage
Model 1612-2042	\$274,200	4 Bedrooms	2 Bathrooms	2 car garage.
Model 1845-2129	\$292,900	4 Bedrooms	2 Bathrooms	2 car garage.
Model 1845-2129	\$ 323,900	4 Bedrooms	2 Bathrooms	2 car garage.

Option & Upgrades:

- Appraisal \$450
- Appliances
- Cabinets in utility room
- Carport
- Ceilings 9 foot \$10,300
- Closing cost
- Crown molding
- Dormers
- Electrical above code requirements
- Fans \$150
- Fireplace
- Front door upgrade
- Impact fees \$14k county
- Irrigation
- Ladder in garage.\$500
- Lot Avon park \$10-15Indian: Lakes Estate \$8-\$15: Poinciana \$25-\$70:
- Permits Building \$2000
- Plans \$2000-2500
- Porches
- Septic Tank \$7000-10300
- Septic Tank permit \$550
- Side door in garage
- Sod
- Special lighting
- Sump pump & lift station
- Survey boundary \$750,350,350=1450
- Tile Upgrade
- Tray Ceilings
- VA 5% fee
- Vaulted ceilings
- Well, pump, tank, electrical all items needed for the well.\$8-12500.
- Windows in bathroom

Price subject to change at any time

Meadows Realty and Construction Co., LLC

This Contract is made between the contractor whose address is 404 Ridgewood Avenue, Dundee, Fl. 33838 Email: BigW1937@aol.com Web: www.gomrc.net (863) 287-5981 FL LIC # CBC1250530, referred to as the “Contractor,” AND the Property Owner(s) referred to as the “Owner_ (Name, address, phone ,email)

_____.

_____.

The house will be built at _____.

(Name, address, phone ,email)

1.MEADOWS REALTY AND CONSTRUCTION CO., LLC to build the house for \$_____

Work (referred to as the “work”) in accordance with this Contract. All work will be done in a good, sound, and workmanlike manner.

2.The work will begin after the permit is obtained and complete in a reasonable time.

3.The work is described as follows: See attached here to (plans). The work will be completed exactly in accordance with the Drawings, Plans and Specifications made by the Draftsman, Certified by Engineer and or Architect.

4.These Drawings, Plans and Specifications are signed by the Owner or their approved agents and identified as follows: Copies of said Drawings, Plans, and Specifications are attached hereto as Schedule the Owner will provide the Contractor with all the drawings and explanations as required to indicate the work to be done.

- 5.The Contractor will follow these drawings and explanations if they are consistent with the original Drawings, Plans and Specifications. Plans and specifications will be in accordance with electrical code and number of outlets. Any extract outlets will be extra cost to owner.
6. Compliance with Laws. The Contractor will comply with all applicable Federal, State, and local laws regarding work, materials and the safety of persons or property. The owner will not be responsible for any loss or damage to the work or any property of the owner.
7. Arbitration of Disputes. Either the Owner or the Contractor may submit any dispute related to this Contract to arbitration in accordance with the American Arbitration Association’s Construction Industry Arbitration Rules. The decision will be binding upon both the Owner and the Contractor.
8. No Oral Changes. This Contract can only be changed by an agreement in writing signed by both the Owner and the Contractor. no variations, alterations, deviations, deletions, or extra work can be made unless both the Owner and the Contractor specifically agree in writing.
9. Failure to Complete Work. The contractor must properly and diligently complete the work provided for in this Contract. Any additional cost to complete this work will not be charged to the Contractor.
10. Failure to Pay Contractor. The Contractor may stop work and terminate this Contract if the Owner fails to pay the Contractor and/or Subcontractors any sum within days after the date fixed for payment. The Owner must then pay for all work which has been completed, together with the Contractor’s reasonable profits and damages.
11. Fire Insurance. The Owner will protect all buildings as well as any work and materials used in the buildings against fire. The policy will provide for extended coverage in the names of both the Owner and the Contractor.
12. Other Insurance The Contractor and owner will maintain Liability insurance coverage required under the Laws of Florida. The contractor will maintain general public liability insurance protecting the Owner from liability for injuries to persons or property which occur on or about the Property. The insurance will provide limits of not less than for injuries to any one person, and for injuries in any one accident or occurrence, and for loss or damage to property. The contractor will protect the owner from all claims and liability related to the construction or repair work. Owner will maintain liability insurance for property or other items on the property.
13. The Contractor and Subcontractor will have access to these materials and work at all reasonable times.
14. Care of Property. The contractor will protect the work, materials, property and adjacent property from damage or loss. The contractor will also take proper precautions for the safety of the public. The Property will be kept free of waste, rubbish, and surplus materials. The contractor will leave the Property “broom clean” before being entitled to the final payment under this Contract. The contractor and Subcontractors will also pay for, repair, or replace any damage or loss caused by failure to perform this Contract.
15. Permits. Builder pays for permits and all expenses to build the house.
16. Payments. The Owner will pay the Contractor according to the terms of this Contract. BUILDER WILL RECEIVE AN UPFRONT DRAW FOR PERMITS AND COMPLETION OF FOOTER AND SLAB. OTHER DRAWS WILL BE BASED ON PERCENTAGE COMPLETION FROM OWNER CONSTRUCTION TO PERM CONTRACT. OWNER PAYS INTEREST ON CONSTRUCTION TO PERM LOAN.

17. Contractor Continuing Liability. The contractor will be liable for defective, faulty, or improper materials. And liable for workmanship. Upon demand, the Owner will immediately remedy all defects, faults or omissions and complete all unfinished work. The Contractor’s obligations will not be affected by the issuance of an Architect’s Certificate.

18. Notices. All notices under this Contract must be in writing. The notices must be delivered personally or mailed by certified mail, return receipt requested, to the other party at the address written in this Contract or to that party’s attorney.

19. Parties. Both the Owner and the Contractor are bound by this Contract. All parties who lawfully succeed in their rights and responsibilities are also bound.

20. NOTICE TO OWNER. Do not sign this contract if it is blank.. You are entitled to a copy of the contract at the time you sign. Keep it to protect your legal rights. Do not sign any completion certificate or agreement stating that you are satisfied with the entire project before this project is complete. Home repair contractors are prohibited by law from requesting or accepting a certificate of completion signed by the owner prior to the actual completion of the work to be performed under the home repair contract.

21. All Subcontractors must have license approved by the City/County and workman’s compensation or a certificate of exemption from the State of Florida to work on this job or may be qualified by Contractor or other Venture agreement with Contractor.

Scope of Work: Plans and specification contain the scope of work.

22. Signatures. Both parties sign and agree to this Contract. THE OWNER ACKNOWLEDGES RECEIPT OF A COMPLETELY EXECUTED COPY WITHOU CHARGE. If errors are found in this contract an addendum will clarify the error; however, will not void all information in this contract.

Witnessed or Attested by: _____ (Seal)
Owner

_____ (Seal)
Owner

_____ (Seal)

MEADOWS REALTY AND Construction Co., LLC Waymon Meadows MGR and Contractor

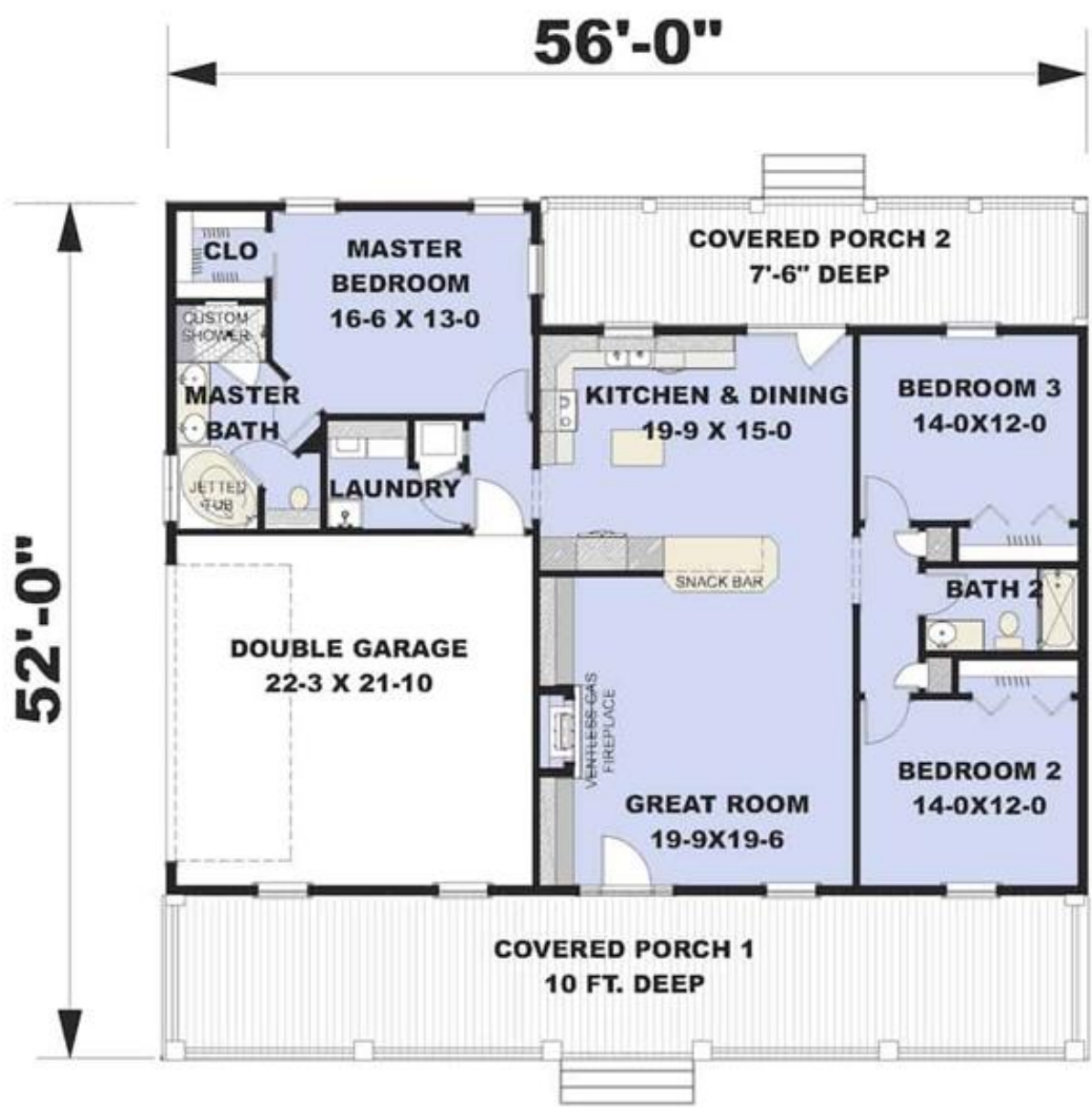


<https://www.flooranddecor.com/tile?shopThisStore=143>

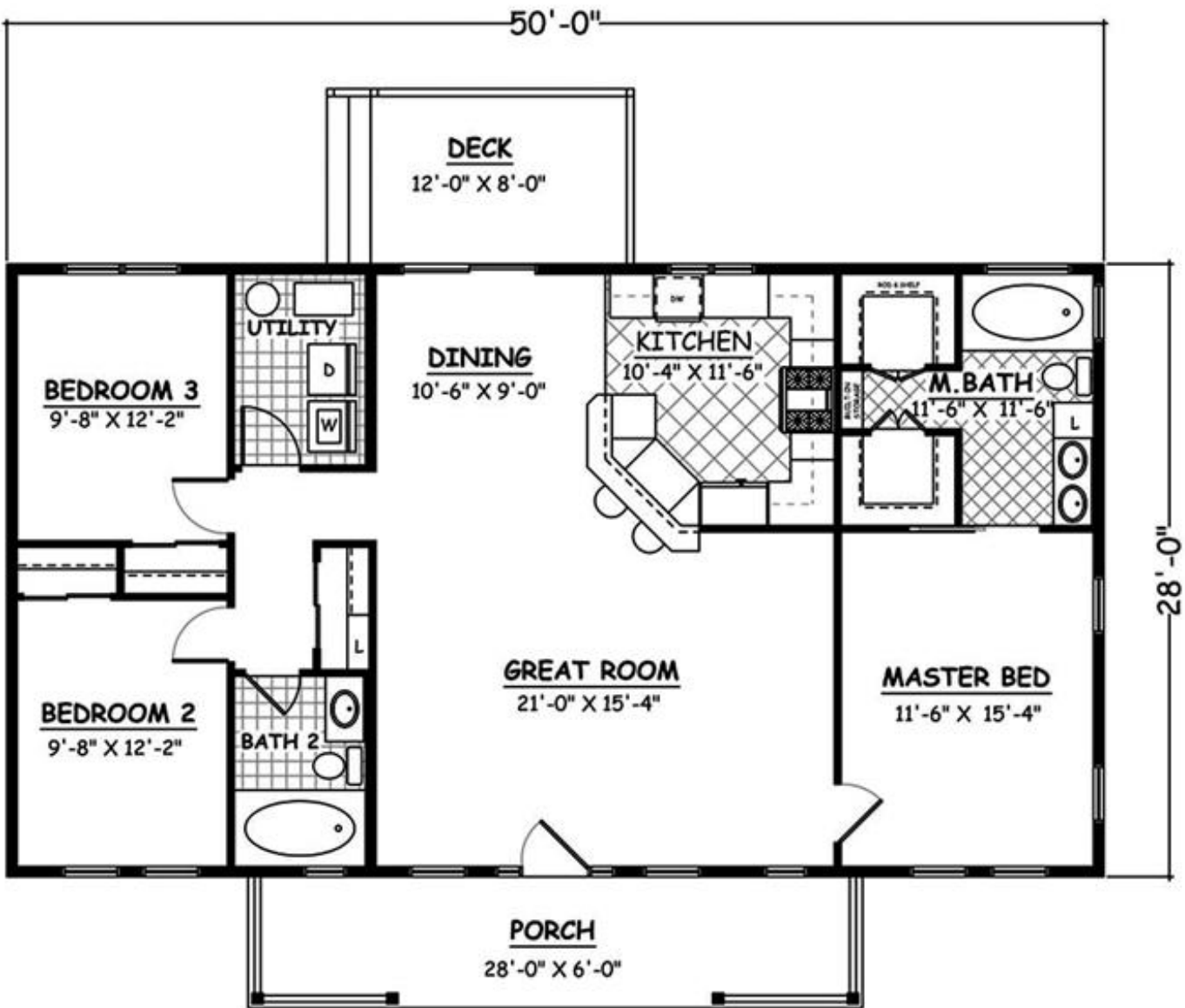
Allowance \$_____ per sq ft



Summary Informa
Plan #:# 123-1112
Floors:1
Bedrooms:3
Full Baths:2
Garage :2
Square Footage
Heated Sq Feet:16
Main Floor:1611
Unfinished Sq Ft:
Garage :485
Porch :784
Dimensions
Width:56' 0"
Depth:52' 0"
Ridge Height:25' 8



3 Bed, 2 Bath, 1400 Sq Ft Simple Ranch House Plan



Summary Information
Plan #:# 200-1060
Floors:1
Bedrooms:3
Full Baths:2
Square Footage
Heated Sq Feet:1400
Main Floor:1400
Unfinished Sq Ft:
Porch :168
Dimensions
Width:50' 0"
Depth:28' 0"
Ridge Height:22' 0"



DETAILS
TOTAL HEATED AREA:
1,650 sq. ft.
FIRST FLOOR:
1,650 sq. ft.
GARAGE:
533 sq. ft.
FLOORS:
1
BEDROOMS:
3
BATHROOMS:
2
HALF BATHS:
1
GARAGES:
2 car
WIDTH:
58ft.-1in.
DEPTH:
54ft.-4in.
HEIGHT:
22ft.-9in.
FOUNDATION:
Slab Foundation

Crawlspace Foundation
MAIN ROOF PITCH:
8:12
EXTERIOR FRAMING:
2x4

CEILING HEIGHTS
FIRST FLOOR:
9 feet





Basic Features

Bedrooms : 2

Baths : 2

Stories: 1

Garages: 1

Dimension

Depth : 35'

Height : 14' 10"

Width : 38' 2"

Area

Total : 800 sq/ft

Garage : 298 sq/ft

Main Floor : 800 sq/ft

* Total Square Footage typical includes conditioned space and include garages, porches, balconies and decks.

Ceiling

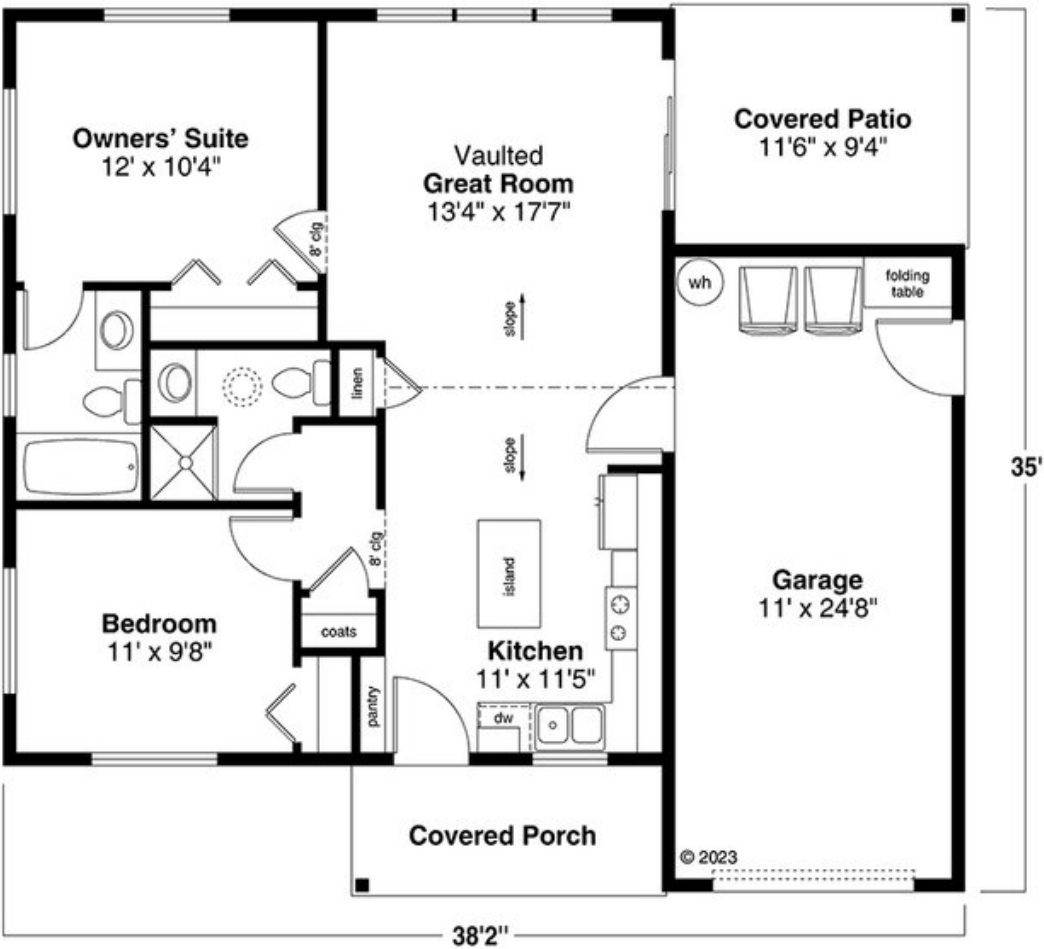
Main Ceiling : 8'

Roof

Primary Pitch : 4/12

Roof Framing : Truss/Stick

Roof Load : 25





Basic Features

Bedrooms : 2

Baths : 2

Stories: 1

Garages: 2

Dimension

Depth : 44'

Height : 20' 1"

Width : 68'

Area

Total : 1232 sq/ft

Garage : 576 sq/ft

Main Floor : 1232 sq/ft

Porch : 224 sq/ft

* Total Square Footage typically only includes conditioned space and does not include garages, porches, bonus rooms, or decks.

Ceiling

Ceiling Details : Optional vaulted ceiling in Living Room and Kitchen (Top of vault 13'-6")

Garage Ceiling : 9' 4"

Main Ceiling : 9'

Roof

Primary Pitch : 8/12

Roof Framing : Truss

Roof Load : 55

Roof Type : Standard and Scissor

Secondary Pitch : 8/12