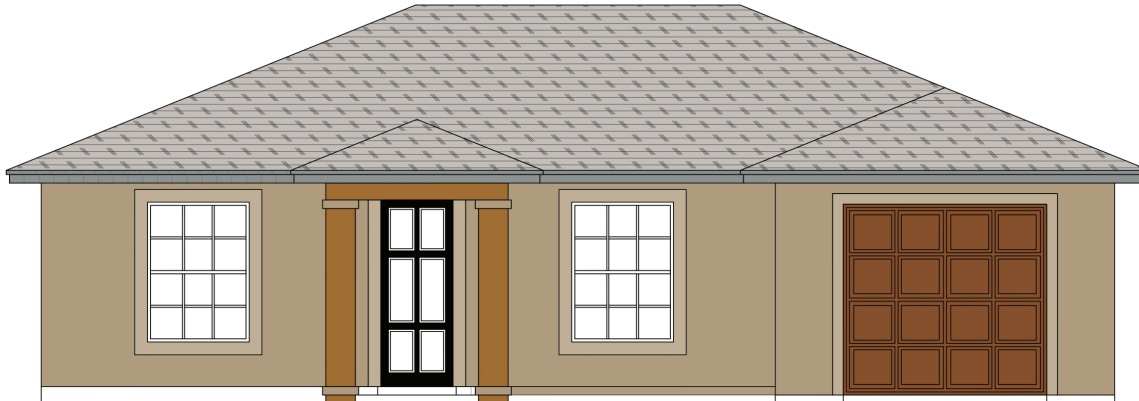




Telestial Model 1053

Custom Homes
Since 1974



Front Elevation

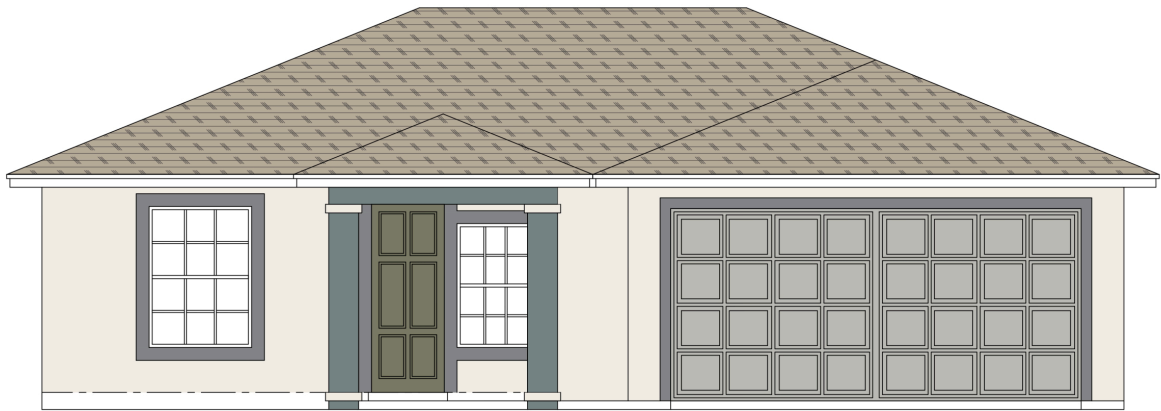


Floor Plan



Telestial Model 1058

Custom Homes
Since 1974



Front Elevation



Floor Plan



Telestial Model 1280

Custom Homes
Since 1974



Front Elevation



Floor Plan

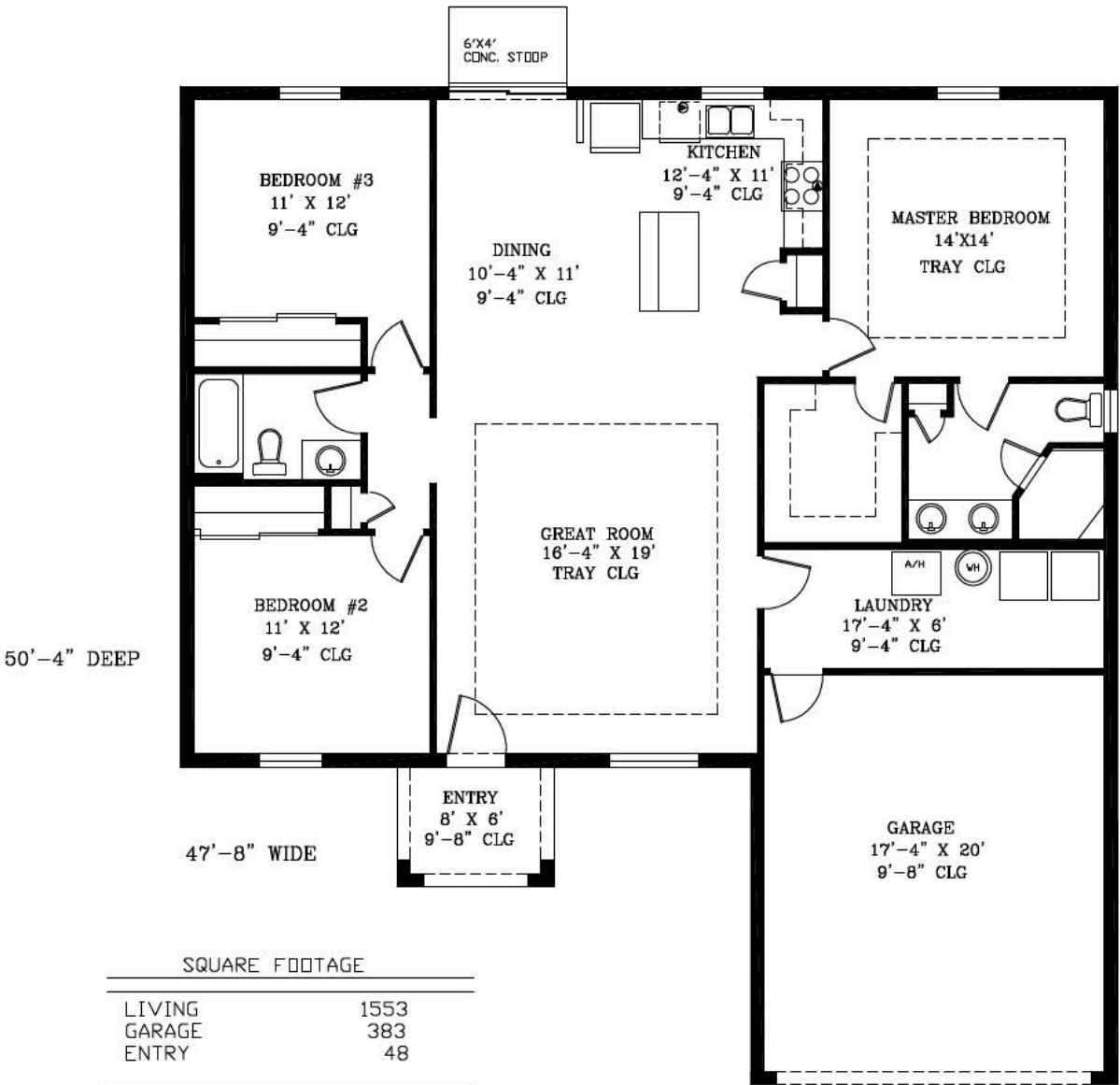




Celestial Model 1553

Custom Homes
Since 1974

MODEL 1553



SQUARE FOOTAGE	
LIVING	1553
GARAGE	383
ENTRY	48
TOTAL	
1984	

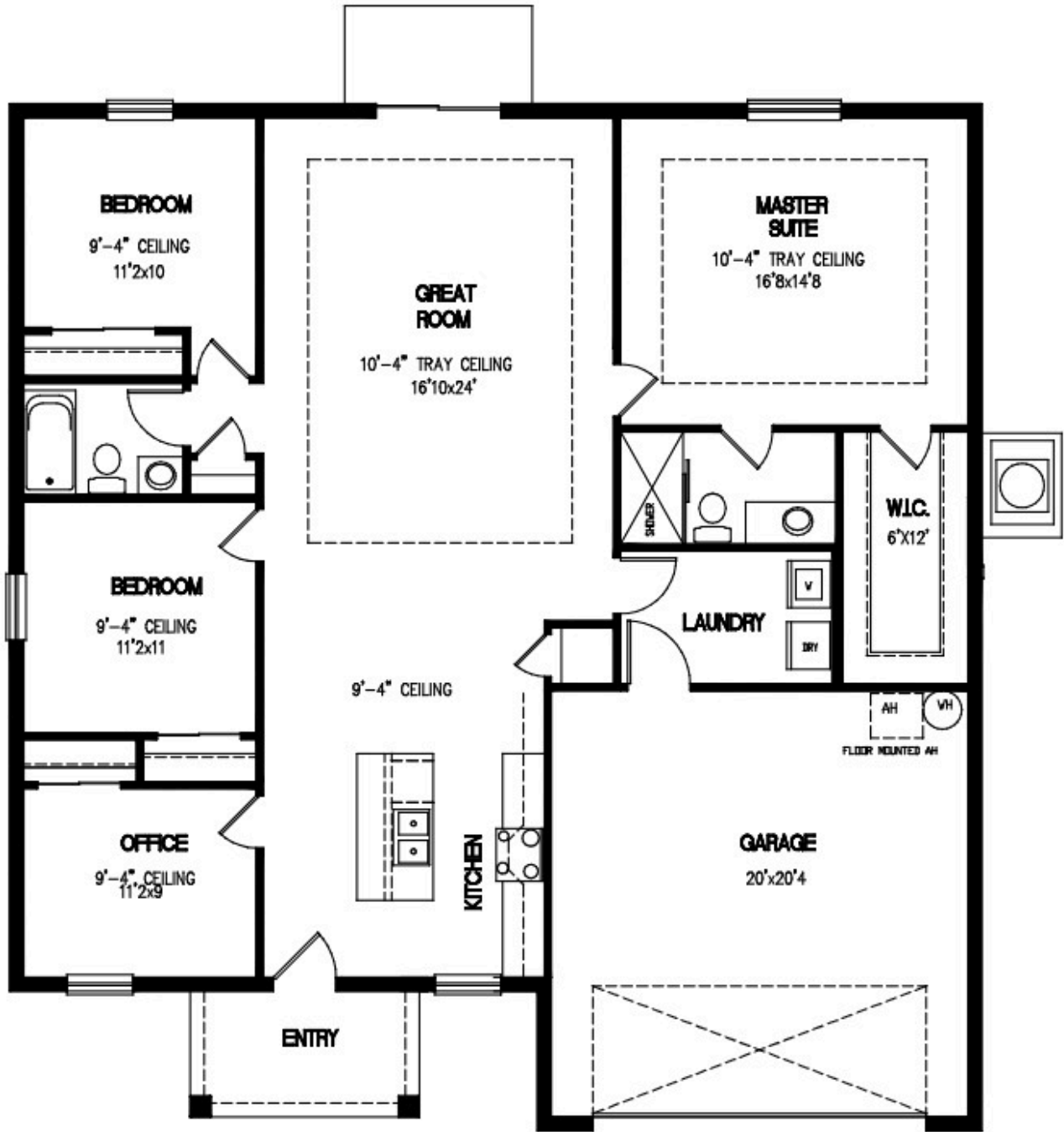
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Celestial Model 1679

Custom Homes
Since 1974

MODEL 1679



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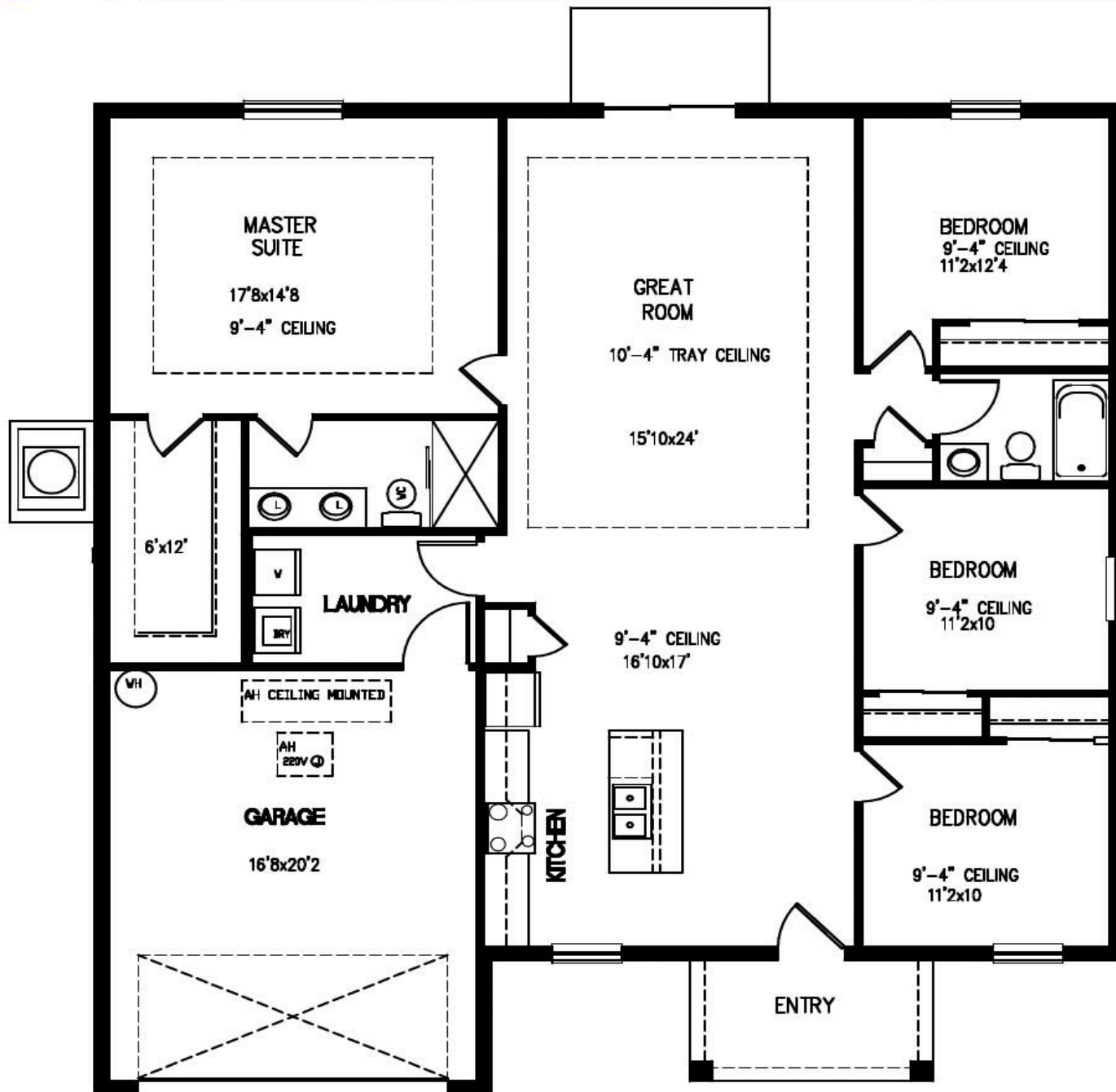
SQUARE FOOTAGE	
LIVING	1679
GARAGE	439
ENTRY	66
TOTAL	2184

MEADOWS REALTY
WAYMON MEADOWS
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DUNDEE, FL 33838
(863) 287-5981
WWW.GDMRC.NET
BIGW1937@AOL.COM



Celestial Model 1845

Custom Homes
Since 1974



SQUARE FOOTAGE	
LIVING	1728
GARAGE	368
ENTRY	66
<hr/>	
TOTAL	2162

MEADOWS PROPERTIES

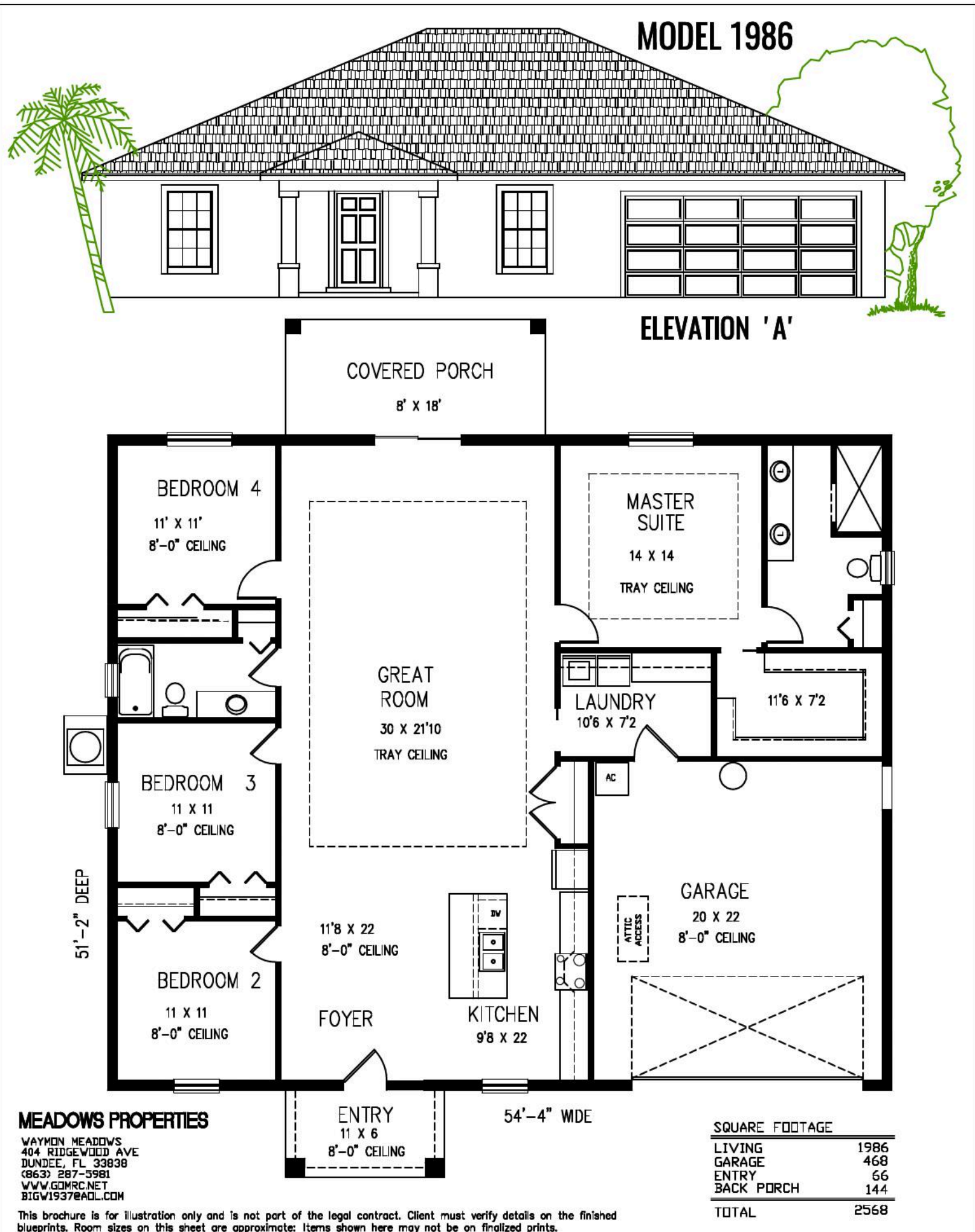
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Celestial Model 1986

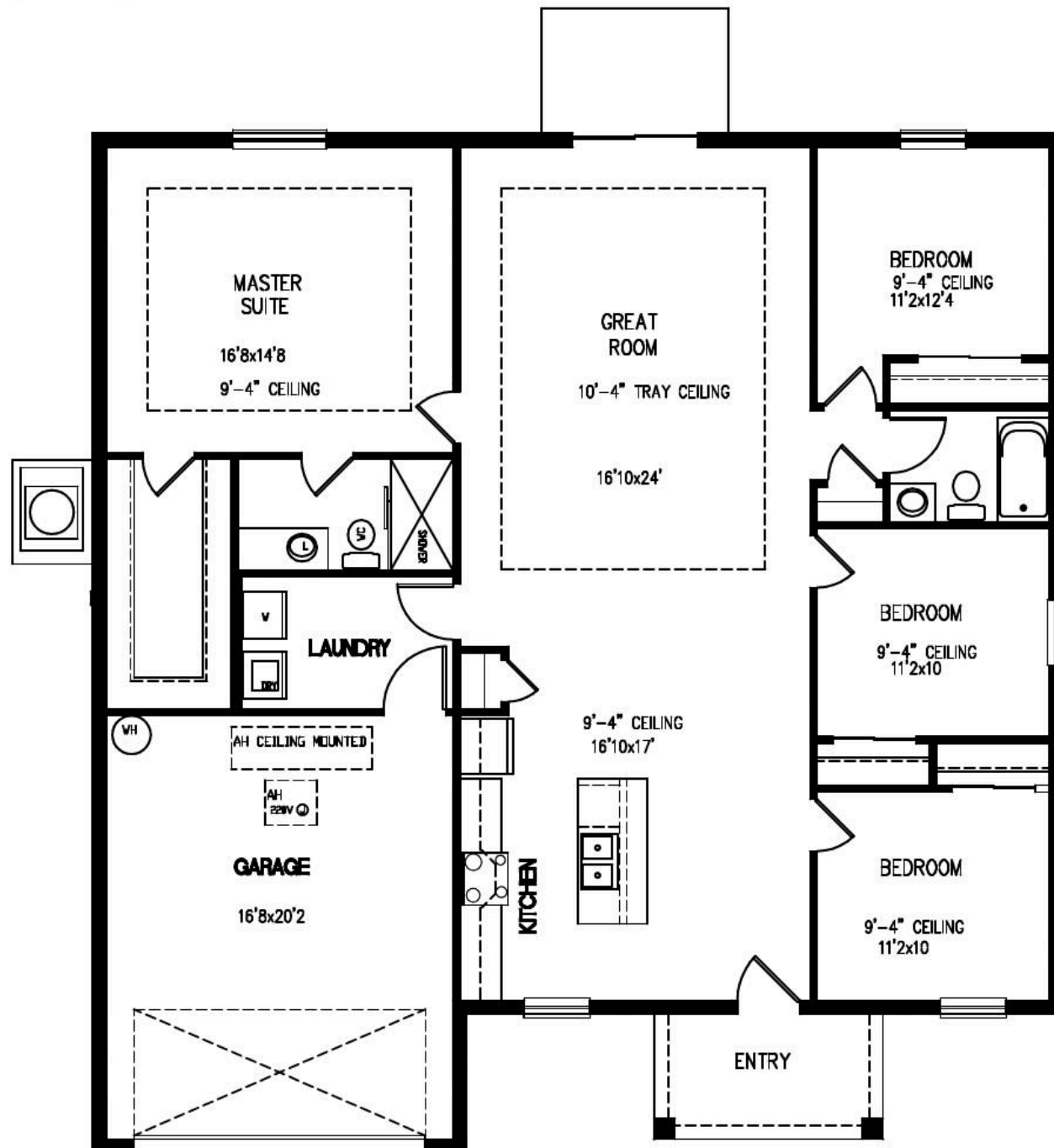
Custom Homes
Since 1974





Celestial Model 1728

Custom Homes
Since 1974



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SQUARE FOOTAGE	
LIVING	1728
GARAGE	368
ENTRY	66
<hr/>	
TOTAL	2162

MEADOWS PROPERTIES

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Celestial Model 1612

Custom Homes
Since 1974

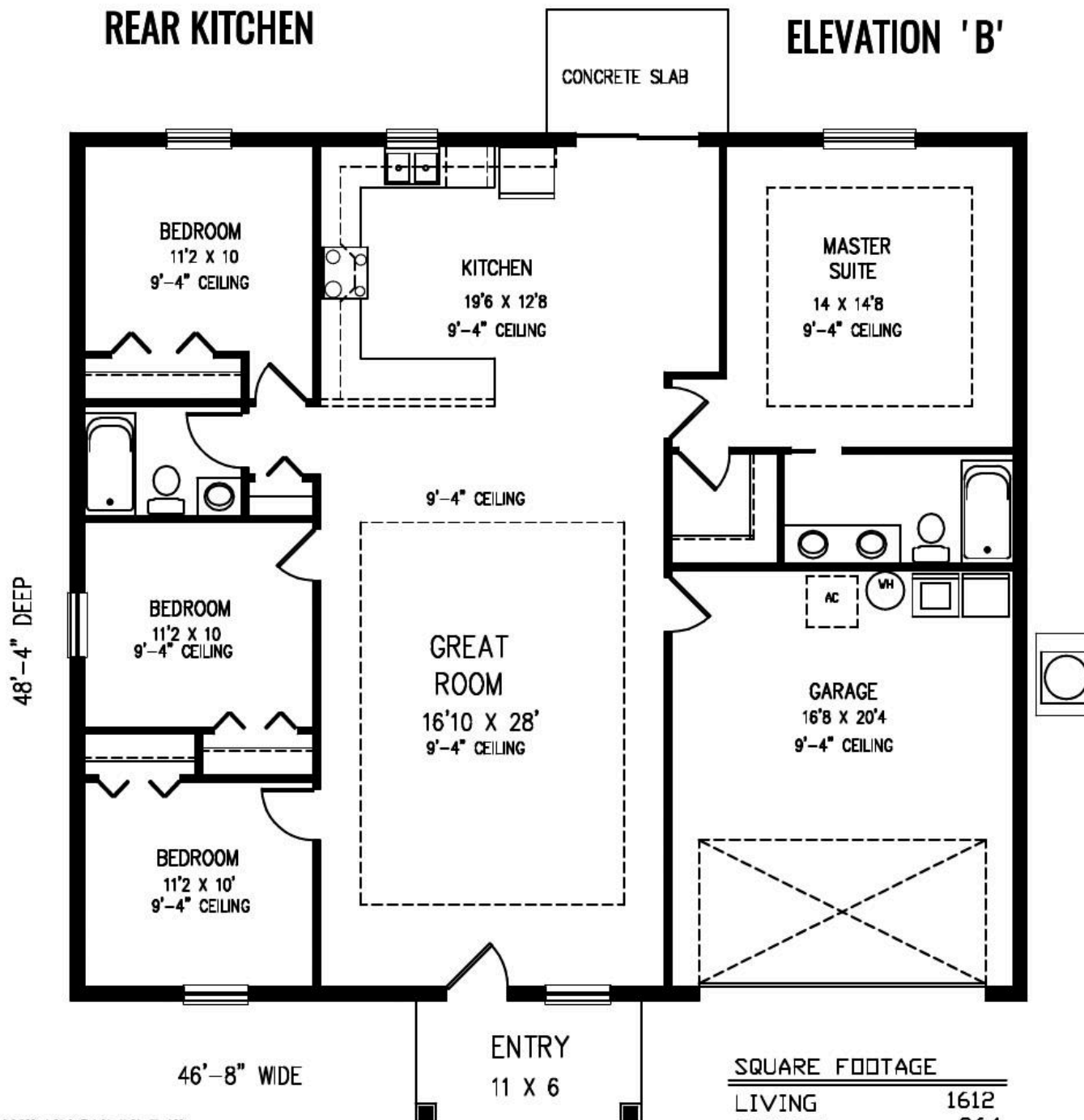


MODEL 1612 B

REAR KITCHEN

REAR KITCHEN

ELEVATION 'B'



MEADOWS PROPERTIES

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SQUARE FOOTAGE

LIVING	1612
GARAGE	364
ENTRY	66
TOTAL	2042

April 5, 2025

Celestial

Sales Price On Your Lot

- Model 800-1147 \$264,455 2 Bedrooms 1 Bathroom 1 car garage.
 - Model 1019-1386 \$276,664 3 Bedrooms 2 Bathrooms 1 car garage.
 - Model 1553-1984 \$348,106 3 Bedrooms 2 Bathrooms 2 car garage.
 - Model 1727-2163 \$366,270 4 Bedrooms 2 Bathrooms 2 car garage.
 - Model 1845-2519 \$402,396 4 Bedrooms 2 Bathrooms 2 car garage.
 - Model 1986-2568 \$407368 4 Bedrooms 2 Bathrooms 2 car garage.
 - Model 3066-3235? 4 Bedrooms 4.5Bathrooms 2 car garage
- Price subject to change at any time

April 5, 2025

Telestial

Sales Price On Your Lot

- Model 800-1147 \$230,584 2 Bedrooms 1 Bathroom 1 car garage.
- Model 1053-1344 \$246,738 3 Bedrooms 2 Bathroom 2 car garage.
- Model 1058-1526 \$261,662 3 Bedrooms 2 Bathroom 2 car garage.
- Model 1280-1720 \$277,800 3 Bedrooms 2 Bathrooms 1 car garage.
- Model 1478-1936 \$287,282 3 Bedrooms 2 Bathrooms 2 car garage.
- Model 1727-2163 \$313,896 4 Bedrooms 2 Bathrooms 2 car garage.
- Model 1845-2519 \$343,088 4 Bedrooms 2 Bathrooms 2 car garage.
- Model 1986-2568 \$347,106 4 Bedrooms 2 Bathrooms 2 car garage.
- Model 3066-3235? 4 Bedrooms 4.5Bathrooms 2

Telestial Features
Appliance stove, hood
Baseboards 3 1/4
Bathroom exhaust fans
Baths see plans
Blower door testing per building code
Car garage see plans
Energy efficient Airconditioning per Florida Building Code
Entry door insulated and tested for air infiltration
Formica cabinets
Lamanite counter tops
Front door 6'8" feet high
Garage door opener extra cost
Ground fault receptacles in kitchen, bathrooms, and garage
High ceilings 8 feet
Hose bibs-2 hose bibs outside
Insulating A/C duct work
Irrigation and timer for lawn extra cost
Ladder in garage, extra cost
Low E rated windows as required by Building code
Luxurious tile flooring extra cost
Off vents in soffit and roof
Termite bond-Owner can renew termite bond
Prewired for ceiling fans and lights
Prewired for one outlet in great or living room
R- 38 insulation in living area
R-13 insulation in exterior walls in living area
Sherwin Williams paint
Shower & Tub fiberglass-tile extra cost
Sliding glass door 7' feet high
Smoke detectors per building code
Structural warranty-10 year structural warranty per building code
Survey owner responsible for their building lot
Tray ceilings extra cost
One year-building warranty non transferrable
Tile on floors and shower walls extra cost
Vaper barrier-6 mil vapor barrier under concrete in living area and garage
Vented Electric dryer
Water conservation in bathroom toilet, shower heads, and faucets per building code
Water heater 40 gallon
Window Storm protection per building code
* See plans & blueprints for details-owner responsible to sign plans
Options:

Celestial Features

Accent lighting Appliance package included

Dishwasher, disposal, microwave oven/exhaust, Stove, and Refrigerator.

Baseboards 5 ¼ “

Baths (2) full baths Car(2) car garage

Front door 8' feet high

Garage door opener

High ceilings (9'4”)

Irrigation and timer for lawn

Ladder in garage

Luxurious tile flooring

Open floor plan

Quartz counter tops

Sherwin Williams quality paint

Shower upgrade doors

Tray ceilings in great room and master bedroom

Upgrade tile on floors and shower walls

Wood cabinets with easy closure doors

Building Specifications 6/4/2024

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/Stim wall, footing/ 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 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 be galvanized 8 gauge nails. Facia shall be white aluminum unless otherwise stated.

Section-8 Drywall shall be sheetrock ½ thick with texture on walls/ceilings with orange peel (knock-down extra) 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 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 8’ high. 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.

Section -13 Cabinets and Interior Details Kitchen cabinets, wall units, material shall be factory built color shall be white. Cabinet units shall be plywood/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 paint. Height of the tile over tub shall be to ceiling. Bathroom accessories shall be recessed ceramic.

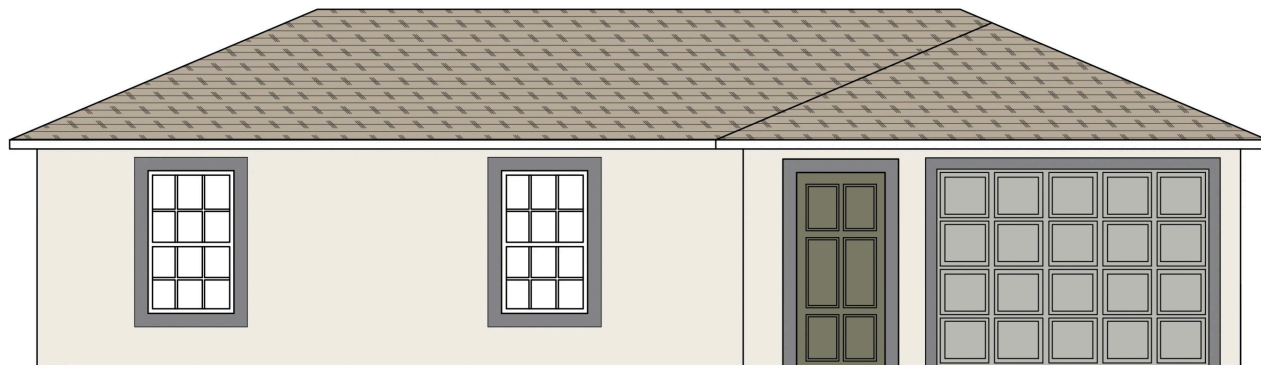
Meadows Realty and Construction Co., LLC This Contract is made between the contractor whose address is 404 Ridgewood Avenue, Dundee, Fl. 33838 Email: BigW1937@aol.com Web: www.gomrc.net (863) 287-5981 FL LIC # CBC1250530, referred to as the “Contractor,” AND



Telestial Model 800

Custom Homes
Since 1974

Lot Owners: Check with your accountant or investor consultant to see if this is a good investment for you. When you have enough equity in your lot you may be able to buy this investment home with \$ 0 money down. MRC make the buying of this model easy. We pay closing cost and interest while under construction on your construction/perm mortgage. Call Waymon at 863 287 5981 to see if your qualify.



Front Elevation





Telestial Model 1053

Custom Homes
Since 1974



Telestial Model 1053

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