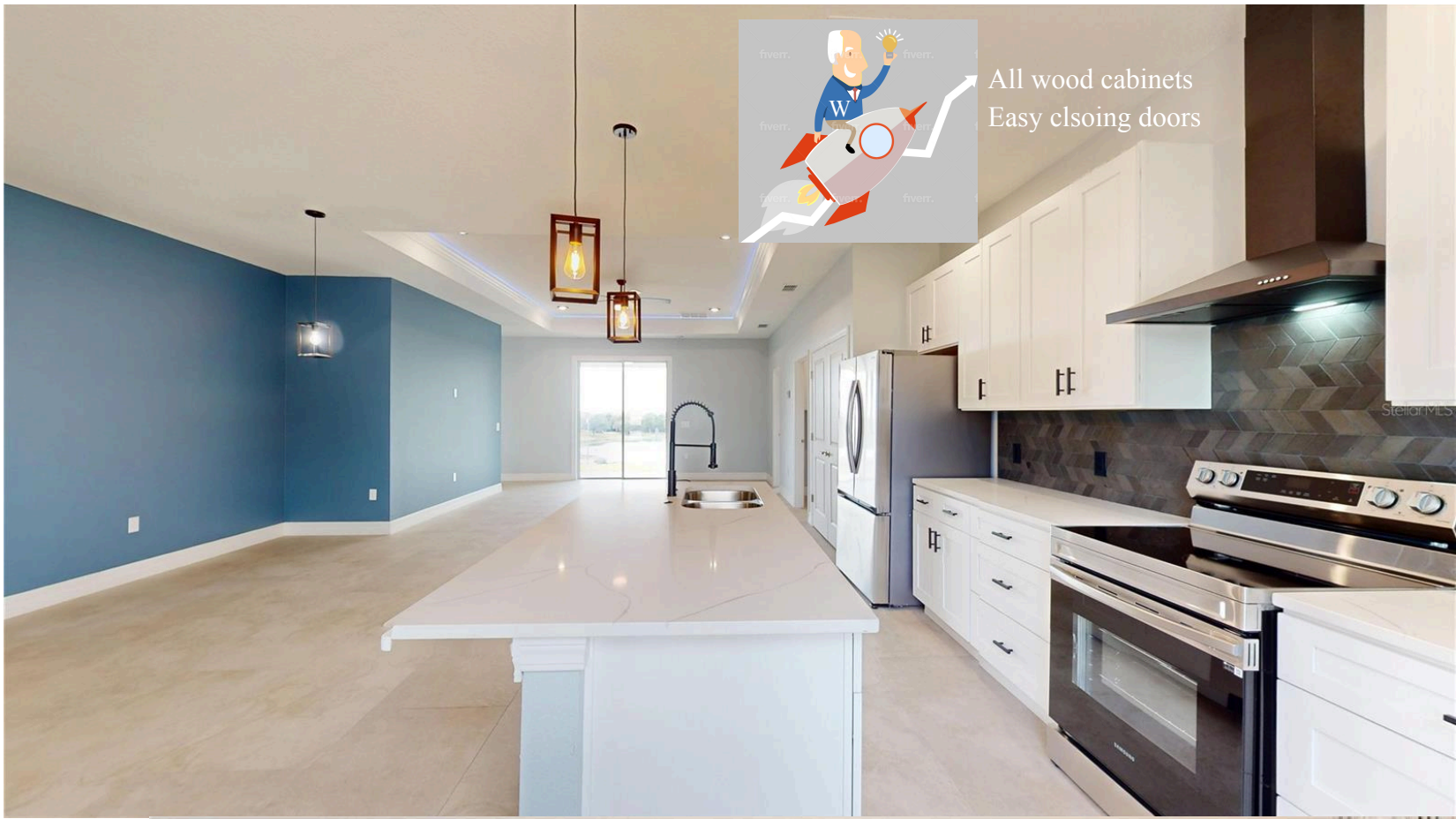


All wood cabinets  
Easy closing doors





SherwinWilliams quality paint

StellarMLS



StellarMLS



Tray Ceiling accent lighting



**All appliance included: Stove, Refrigerator, Microwave Over, dishwasher, disposal, washer, and dryer**



Ceiling fans in bedroom and great room



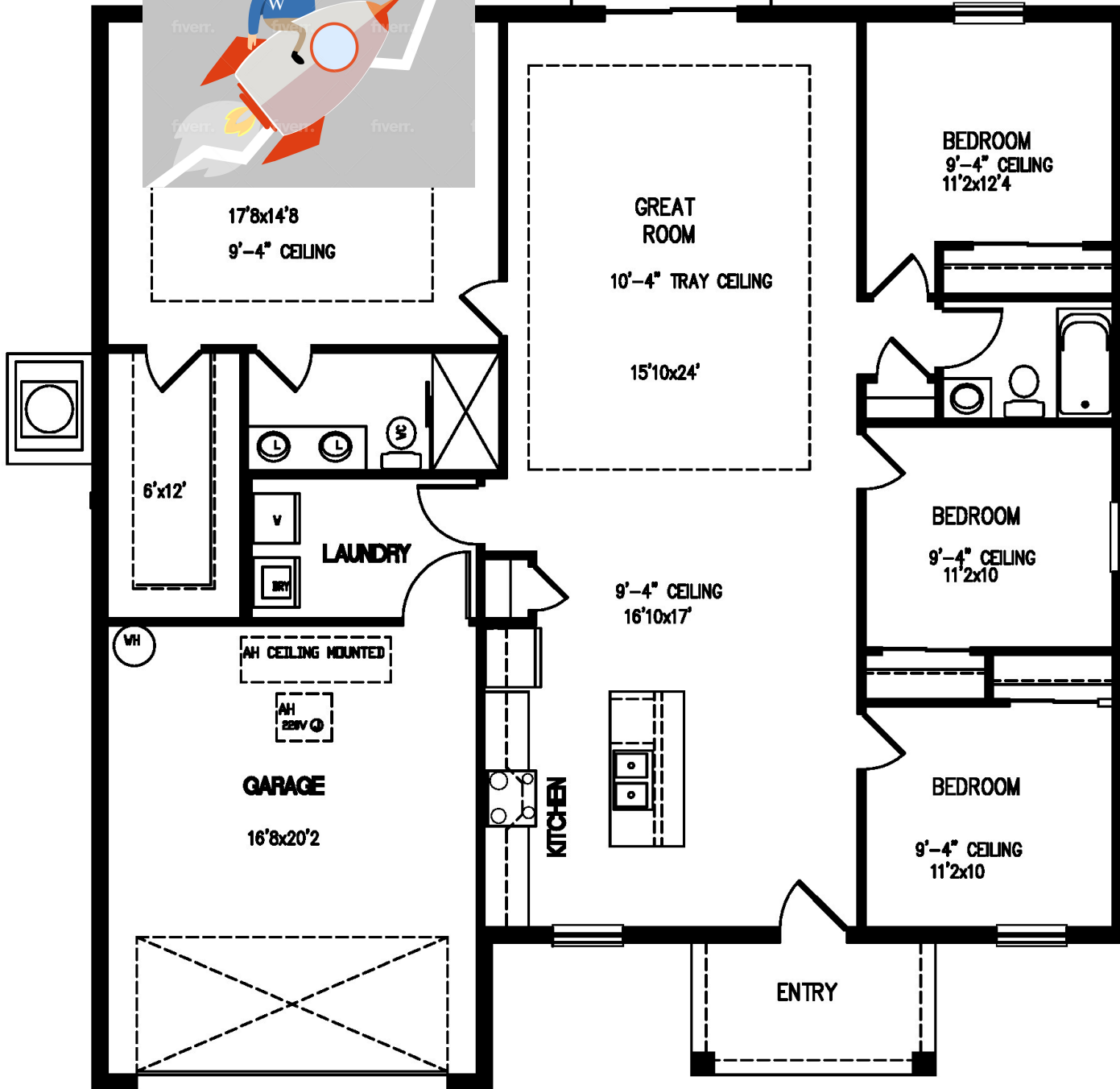


Eight foot high front door



# MODEL 1728

# FRONT KITCHEN



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

**MEADOWS PROPERTIES**  
 WAYMON MEADOWS  
 404 RIDGEWOOD AVE  
 DUNDEE, FL 33838  
 (863) 287-5981  
 WWW.GDMRC.NET  
 BIGW1937@AOL.COM

This brochure is for illustration only and is not part of the legal contract. Client must verify details on the finished blueprints. Room sizes on this sheet are approximate: Items shown here may not be on finalized prints.

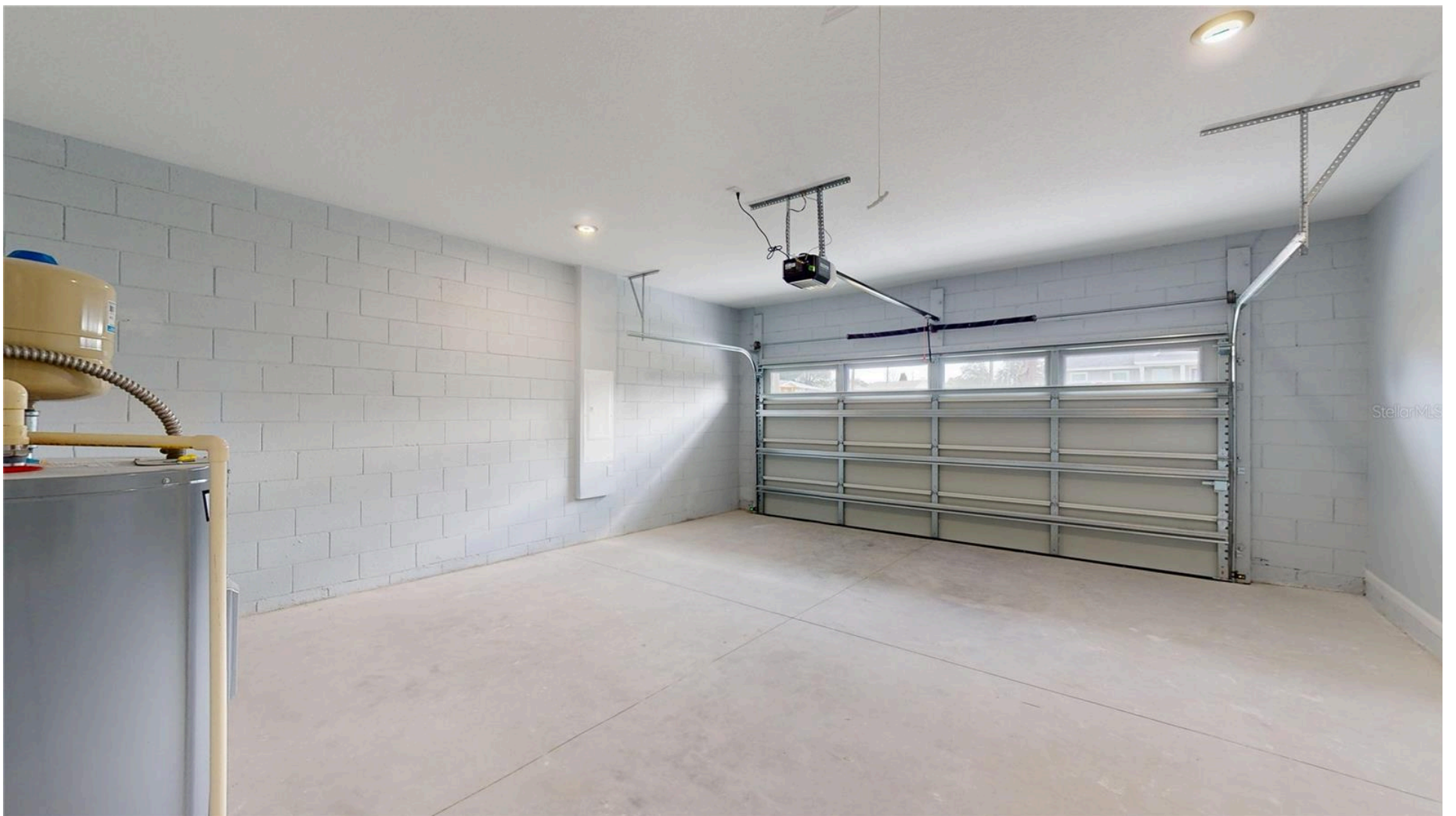
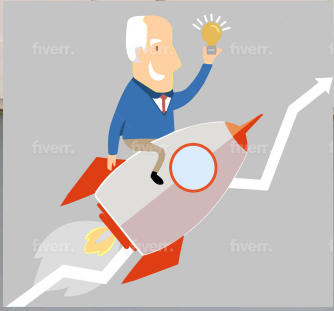
MEADOWS REALTY  
 AND CONSTRUCTION  
 404 RIDGEWOOD AVE  
 DUNDEE, FL 33838  
 (941) 439-5542

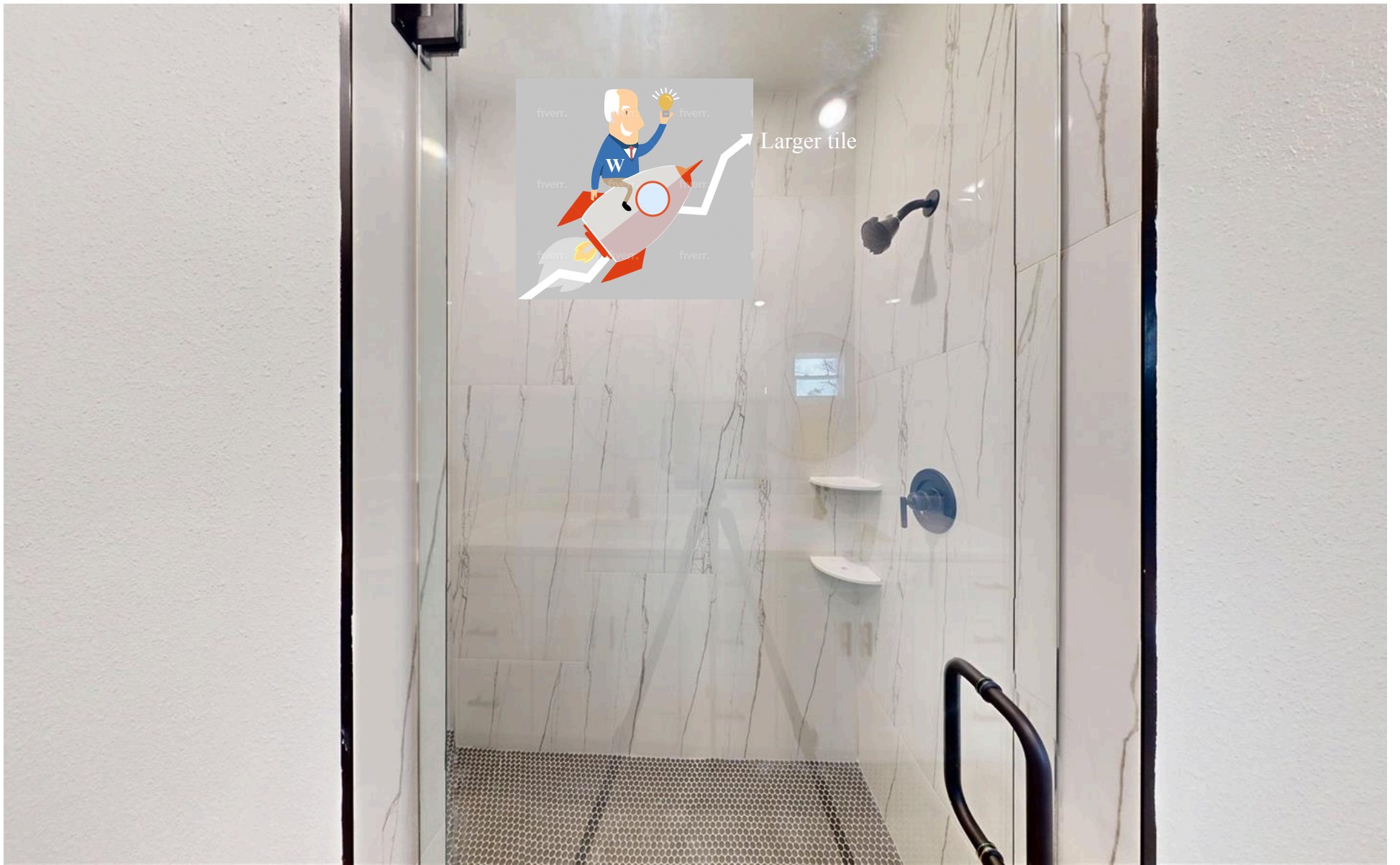
## MEADOWS REALTY AND CONSTRUCTION

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

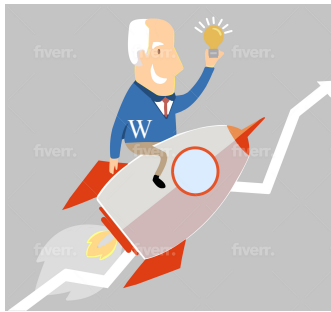
**HDA** HOME  
 DESIGN  
 ASSOCIATES











## Standard Features

100% quality

Accent lighting

Appliance package included

Baseboards 5 1/4 “

Baths ( 2) full baths

Car (2) car garage,

Four ( 4) bedrooms

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

Sheetrock 5/8 sheetrock

Sherwin Williams quality paint

Shower upgrade doors,

Sliding glass door 6' feet high

Tray ceilings in great room and master bedroom in some models

Upgrade tile on floors and shower walls

Window in master bathroom

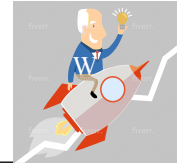
Wood cabinets with easy closure doors

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

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 1/2 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 #2 grade 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 Ceiling 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 1/2 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 coat 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.

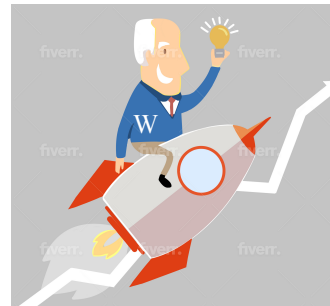
Wall base material shall be pine.

Under floor material shall be concrete slab.

Bathroom walls shall be painted with approved Sherwin Williams.

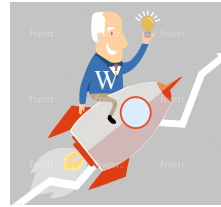
Height of the tile over tub shall be to ceiling.

Bathroom accessories shall be recessed ceramic.





## Pre-Construction



## \$20,000 Added Features

The advantages of buying a Pre-construction home---buyers can see construction from footer to completion, select colors, and other items.

In addition, they can obtain a construction/perm loan. **Waymon pays \$6,000.00 for buyer in closing cost, prepaid items, interest buy-down, and other fees.**

At Meadows Realty and Construction Company and A & M Quality Builders buyers will be dealing with Waymon (863-287-5981) who has been a certified Florida builder since 1974.

We plan to have the house completed by December 11, 2024, giving time for buyers to move in before Christmas.

**Pre-Construction:** new home ...open split floor plan, split bedrooms, high ceilings (9'4") with tray ceilings (10'4") in great room and master bedroom, special lighting in tray ceiling , floor plan kitchen island, 6'0"x`11'8" walk-in closet in primary bedroom, septic tank in front yard so back yard is open to build a swimming pool in the future if desired and other options, 4 ceiling fans, 5 1/4" baseboards, accent lighting, 4 bedrooms, 2 full baths, 2 car garage, upgrade tile 24" x 36" on floors and shower walls, shower upgrade doors, luxurious tile flooring, tile on front porch, wood cabinets with easy closure drawers, total appliance package: refrigerator, stove, microwave oven, dishwasher, disposal, washer and dryer, quartz counter tops, ladder in garage, garage door opener, automatic irrigation for lawn, Sherwin Williams quality paint, front door 8' feet high and sliding glass door 6' feet high, window in master bathroom . Excellent location a few miles from hwy 27, shopping at Publix, Walmart, hospital not far away, NEW VA CLINIC UNDER CONSTRUCTION, Centrally from Tampa and Orlando airports, about one hour to Punta Gordo airport, Winter Haven is an hour away from Little Joe Avenue, Enjoy annual famous International Raceway. Why move to Sebring? " Moving to Sebring, Florida The city offers affordable housing options, making it an attractive destination for families. The cost of living in Sebring is lower compared to many other cities in Florida. Sebring has a range of amenities and services that cater to residents' needs." Note: Photos and virtual tour links are from St. Matthew 1845 model. Floor plans are slightly different, different but quality the same. Information is believed to be true but not guaranteed.

**Waymon Meadows**

**404 Ridgewood Avenue**

**Dundee, FL 33838**

**863.287.5981**

**BigW1937@aol.com**

**Website: [www.WaymonMeadows.com](http://www.WaymonMeadows.com)**

**File: Little Joe Pre-Construction information**





# Custom Homes by (W) Waymon



Custom homes are generally more expensive than production homes, but the cost difference can vary depending on a number of factors:

## Land

Buying land for a custom home can be a significant cost, as vacant lots can cost hundreds of thousands of dollars.

## Floor plans

Custom floor plans can cost a few thousand dollars to over \$50,000, while existing floor plans are less expensive.

## Materials

The cost of materials can vary depending on the quality and rarity of the materials chosen.

## Layout

Complex architectural elements can increase the cost of a custom home.

## Location

The cost of building a home can vary by location, with coastal areas and high-cost-of-living areas being more expensive.

## Unforeseen costs

There may be unforeseen costs that arise during the course of a custom home project.

However, in some cases, building a custom home can be less expensive than buying a production home. For example, in areas where the existing housing market is expensive, it may be more cost-effective to build a custom home.

[Waymon] To reduce costs, consider using simple, compact layouts and standard sizes for doors, windows, and fixtures. [Waymon uses all upgrades by negotiating deals with suppliers and subcontractors.](#)





