

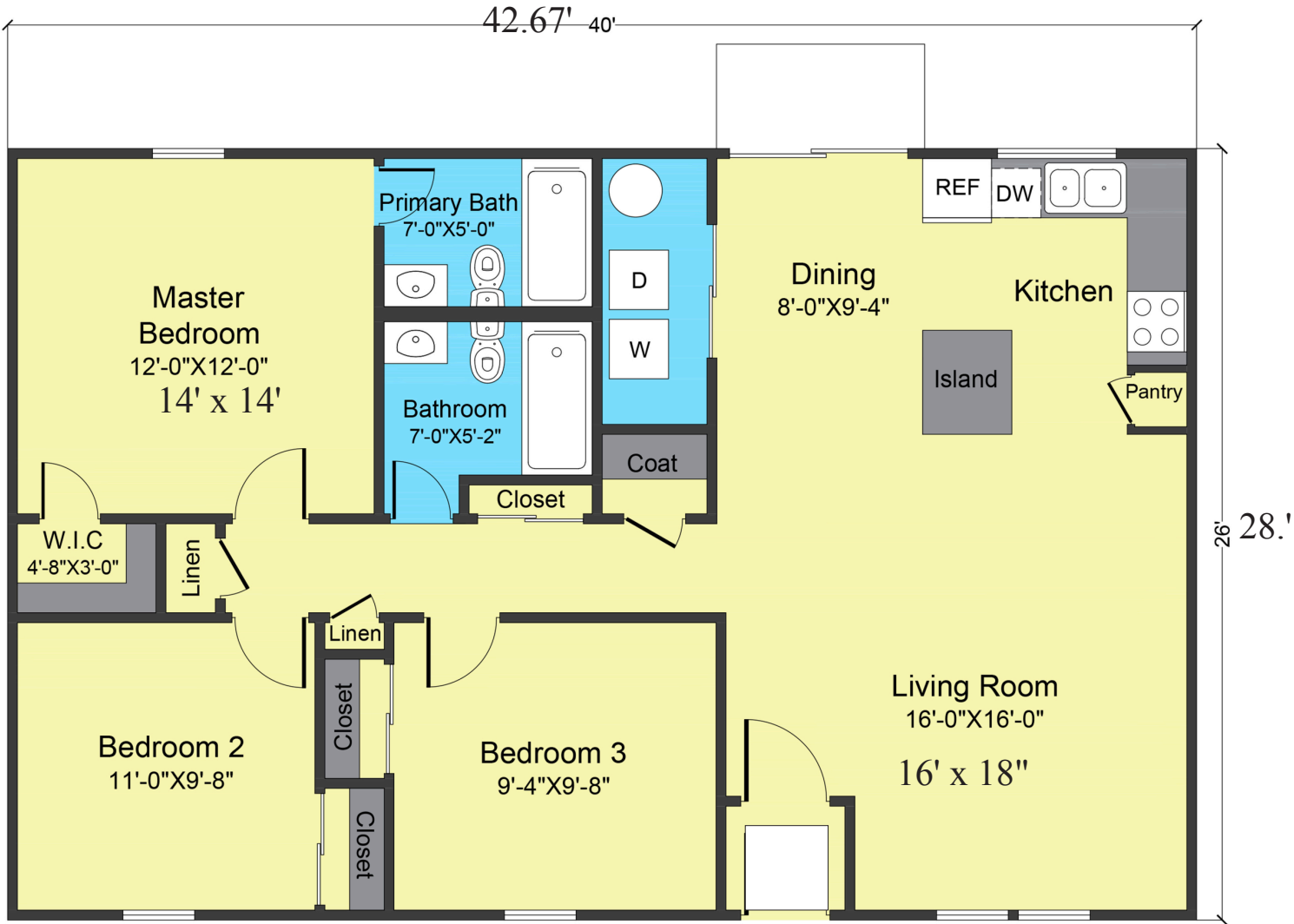


Telestial Model 1195

Custom Homes
Since 1974



Front Elevation



Floor Plan

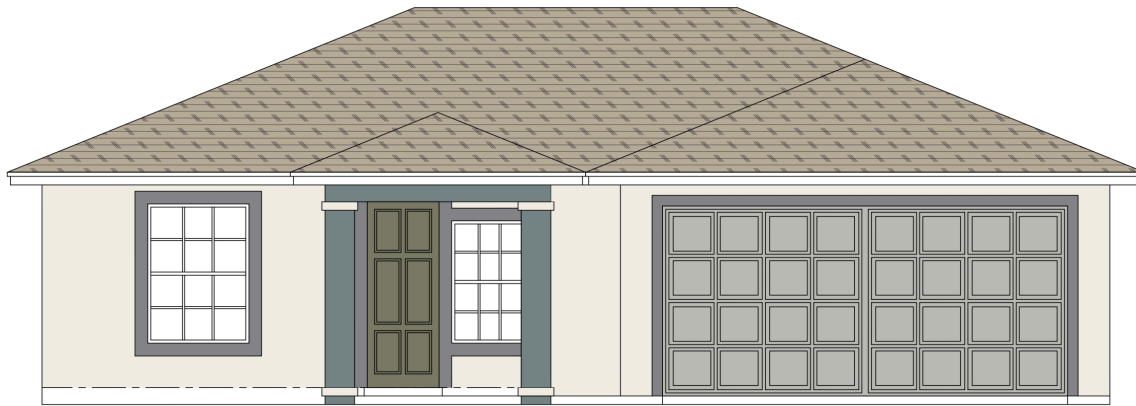
Total Area

1195 Sqft
Living Area



Telestial Model 1058

Custom Homes
Since 1974



Front Elevation



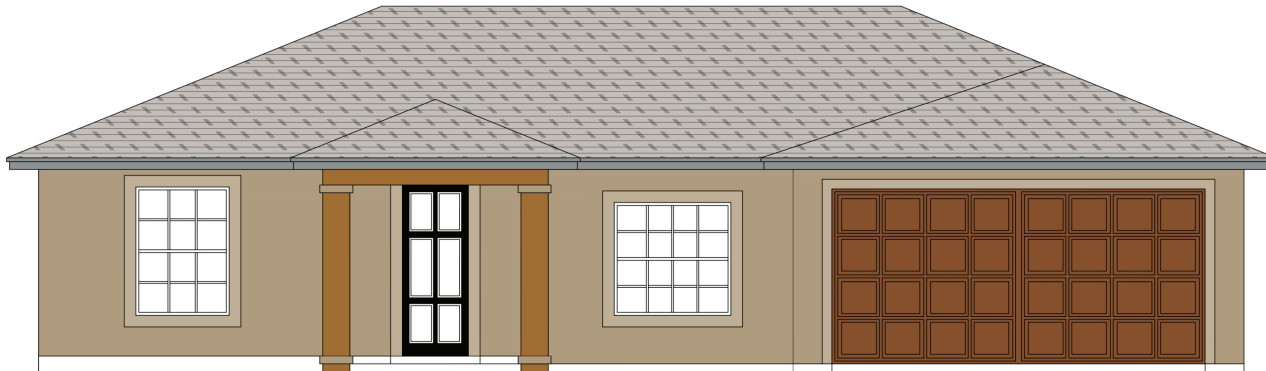
Floor Plan





Telestial Model 1478

Custom Homes
Since 1974



Front Elevation



Floor Plan



Celestial Model 1553

Custom Homes
Since 1974



Front Elevation



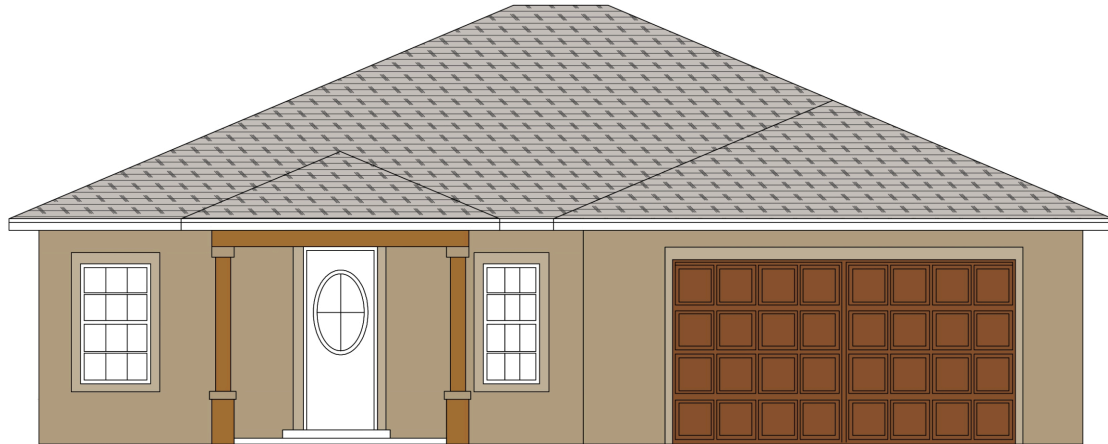
Living Area = 1553.0sqft
Garage Area = 383.0sqft
Porch Area = 48.0sqft
Total Area = 1984.0sqft

Floor Plan



Celestial Model 1679

Custom Homes
Since 1974



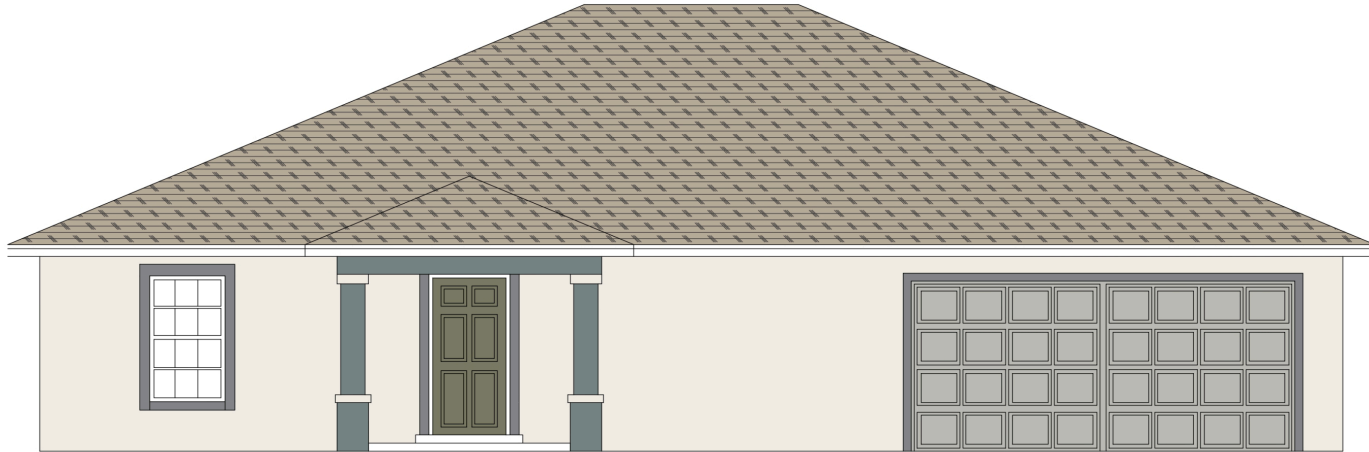
Living Area = 1679.0sqft
Garage Area = 439.0sqft
Porch Area = 66.0sqft
Total Area = 2184.0sqft

Floor Plan

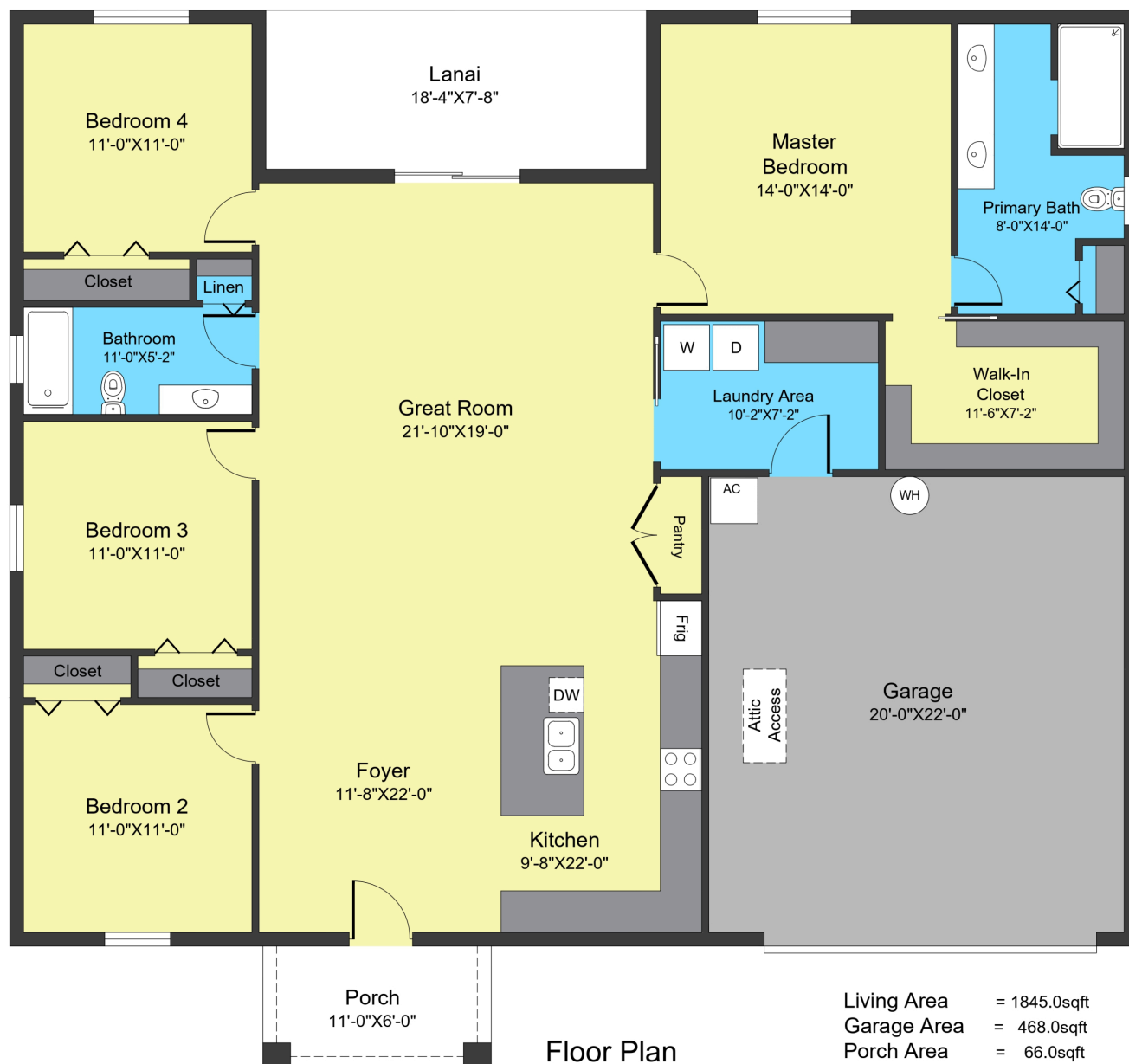


Celestial Model 1845

Custom Homes
Since 1974



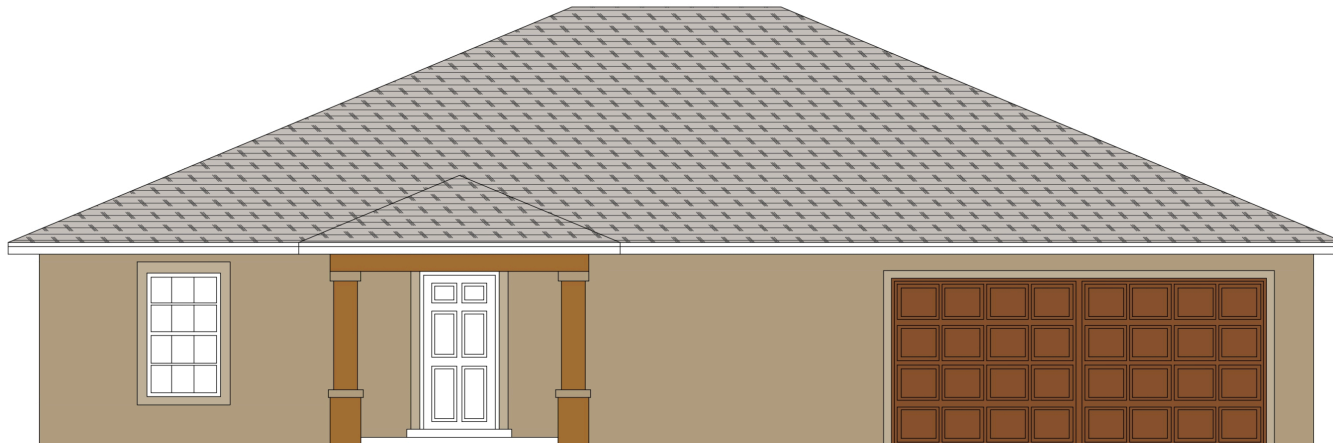
Front Elevation





Celestial Model 1986

Custom Homes
Since 1974



Front Elevation



Floor Plan



Celestial Model 3066

Custom Homes
Since 1974



Front Elevation



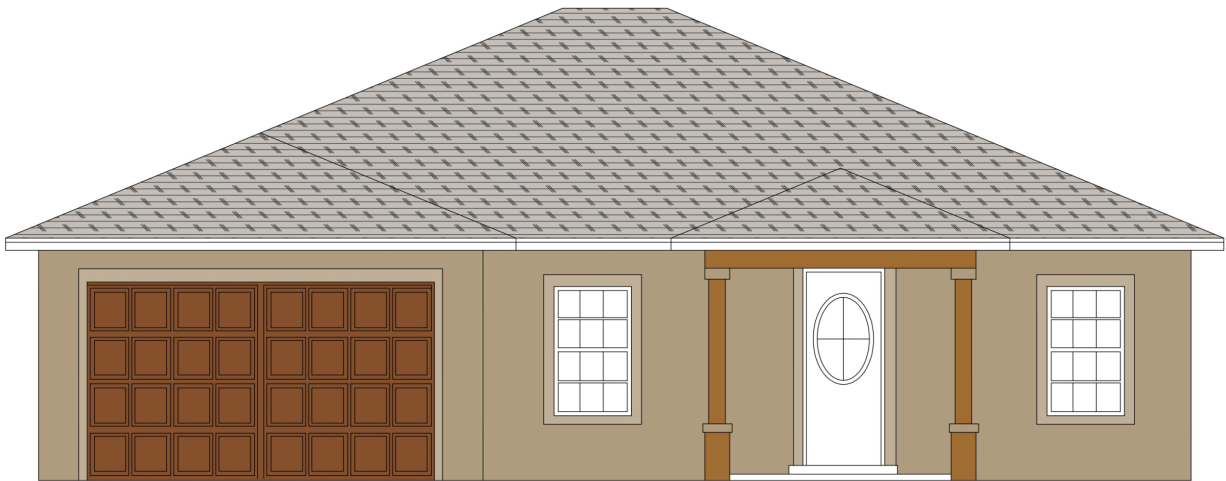
Floor Plan

Living Area	= 2006.0sqft
Garage Area	= 448.0sqft
Porch Area	= 348.0sqft
Back Porch	= 200.0sqft
Total Area	= 3002.0sqft



Celestial Model 1728

Custom Homes
Since 1974



Front Elevation



Living Area	= 1728.0sqft
Garage Area	= 368.0sqft
Porch Area	= 66.0sqft
Total Area	= 1262.0sqft

Floor Plan



Telestial Model Features

Custom Homes
Since 1974

Telestial Features

See options

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 air conditioning per Florida Building Code

Entry door insulated and tested for air infiltration

Formica cabinets

Laminate 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 pays for surveying their surveying their building lot

Tray ceilings extra cost

One year-building warranty non transferable

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



Telestial Model Options

Custom Homes
Since 1974

Options

We start with the basics of building your home to save you money. You make the decision to include items listed below:

Air Conditioning Duck In Lanai & Garage

Cabinets next to front door in model 1845

Ceilings: 9'4" or higher ceilings

Ceramic tile in shower bathrooms.

Closing cost

Electrical extra sockets or other electric items above code requirements.

Front door upgrade

Front porch

Garage

Granite on kitchen & bathroom tops

Impact fees

Insulation in ceiling in garage

Insulation in Lanai Ceiling

Irrigation

Kitchen Cabinets: more cabinets than is needed based on the cost of the model square footage.

Ladder in garage

Lanai

Lanai Enclose

Larger Air Conditioning Unit for garage and Lanai

Lazy Susan in the corner cabinet

Lighting bathrooms more than code requires.

Lot clearing, fill dirt and preparation per building house

Mirrors

Septic Tank

Side door in garage

Sod extra sod for larager lots or more than required by city or county

Stucco: front, sides, and rear

Towel bars

Tray ceilings

Upgrade landscaping

Well

Widow more than one window in bedrooms, living room or elsewhere.

Window In Master Bathroom

Window not required by code.

Window In Hall Bathroom



Celestial Model Specifications

Custom Homes
Since 1974

Celestial Specifications

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 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 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 1/2 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 paint.

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.



Celestial Model Features

Custom Homes
Since 1974

Features: Celestial model feature all upgrades to create beauty, durability, and value.

Accent lighting highlights tray ceilings, adds depth and visual interest.

Appliances are made of quality stainless steel. The appliance package includes refrigerator, range, microwave oven, dishwasher, disposal.

Baseboards are 5 ¼ “ to create grandeur and elegance.

Bathrooms: Primary bathroom features a large shower and the hall bathroom is a full bathroom. Both have beautiful upgraded doors, and large tile to create value.

Ceiling the soaring ceilings reaches nine feet four inches high (9’4”), tray ceiling reach ten feet (10’ 4”) high.

Closing cost allowance of six thousand dollars (\$6,000.00) paid by builder.

Corner lot- the home is built on a corner lot, giving increased visibility, larger size, more curb appeal, and increased value.

Floor plan is an open concept floor plan that maximize natural light, enhance social interaction, and creates a sense of spaciousness.

Floor tile is luxurious (14” x16”) floor tile that creates durability, aesthetic appeal, and easy maintenance.

Front door is an 8-foot high glass panel door that is taller-than-standard doors, measuring 96 inches in height. It is designed to make a bold statement and offer a more spacious and grand entrance to your home. It is blower tested for air infiltration.

Garage is a two (2) car garage with a remote garage door opener; eight feet high (8’) high for tall pickup trucks.

Great room is spacious, with accent lighting, and gigantic tray ceiling.

Home warranty one year warranty with a ten (10) year structural warranty.

Homeowners Association: NO homeowners association.

Irrigation system has an automatic timer that allows schedule watering time for optimal time of day.

Kitchen is designed with large counter space, more storage, and improves functionality and social atmosphere. The top is made of Quartz to increase value and beauty, and 42” high cabinets for more storage.

Ladder in the garage is easy to access the ceiling to store and retrieve items.

Landscaping is installed based on city, county or state code, and base on Telestial or Celestial home.

Master or Primary bedroom features a large tray ceiling with accent lighting, split bedrooms, with a very large walk-in closet of six feet by twelve foot (6’x12’) long. Large tile on the shower walls create a more spacious and modern look with less maintenance. Shower has beautiful upgraded glass door creates quality and beauty.

Paint is Sherwin Williams quality & durability; washability & maintenance, mildew resistant, and high quality finish paint.

Quartz counter tops are above granite due to their non- porous nature, which makes them more stain and bacteria-resistance, and lower maintenance requirements.

Sliding glass door is six feet wide to bring wide objects into the house, and leads to your backyard for activities, especially dogs can run and play, enjoy a garden to grow healthy vegetables, and other activities for friends and neighbors.

Spigots two spigots or hose-bibs are outside the house, for gardening and one for general use. A third spigot with hot water is an option.

Sod 6000 sqft of sod included owner may obtain extra sod is an option.

Stucco is smooth because it creates Clean and Modern Look, it offers a sleek, flat, and polished surface that complements various architectural styles, particularly modern and minimalist designs.

Tile is Luxurious tile flooring throughout the house to enhance the aesthetic appeal, durability, and value of the house.

Tray ceilings in the great room and primary bedroom with accent lighting adds beauty to your bedroom and great room.

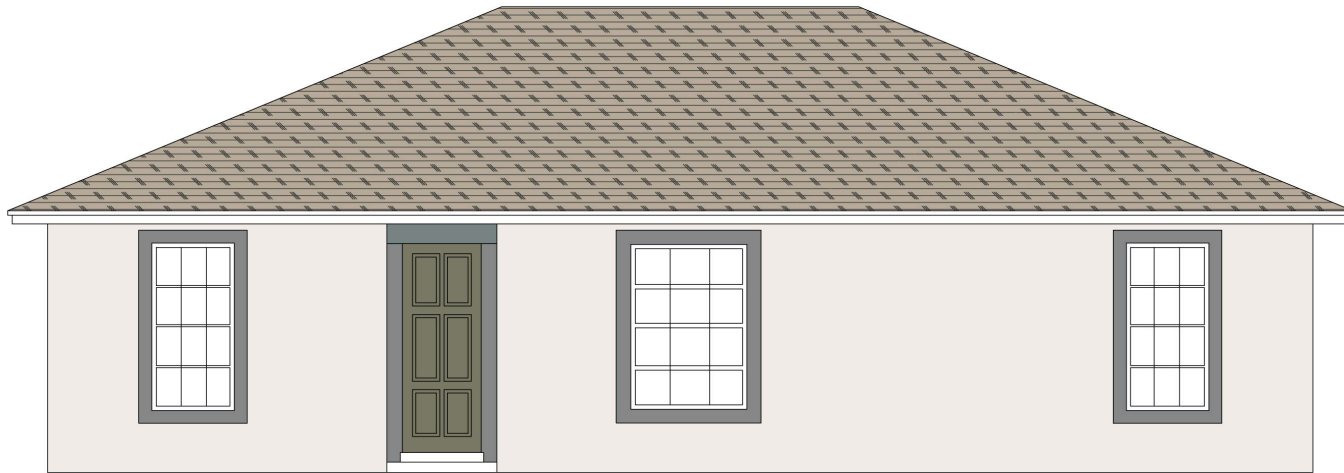
Wood cabinets with easy closure or soft-close doors stop shaming doors causing wear and tear, leading to loose hinges, misalignment, and damage to wood and finish.

Z: With this luxurious finishes, corner lot, prime location, captivating home-schedule a private tour today

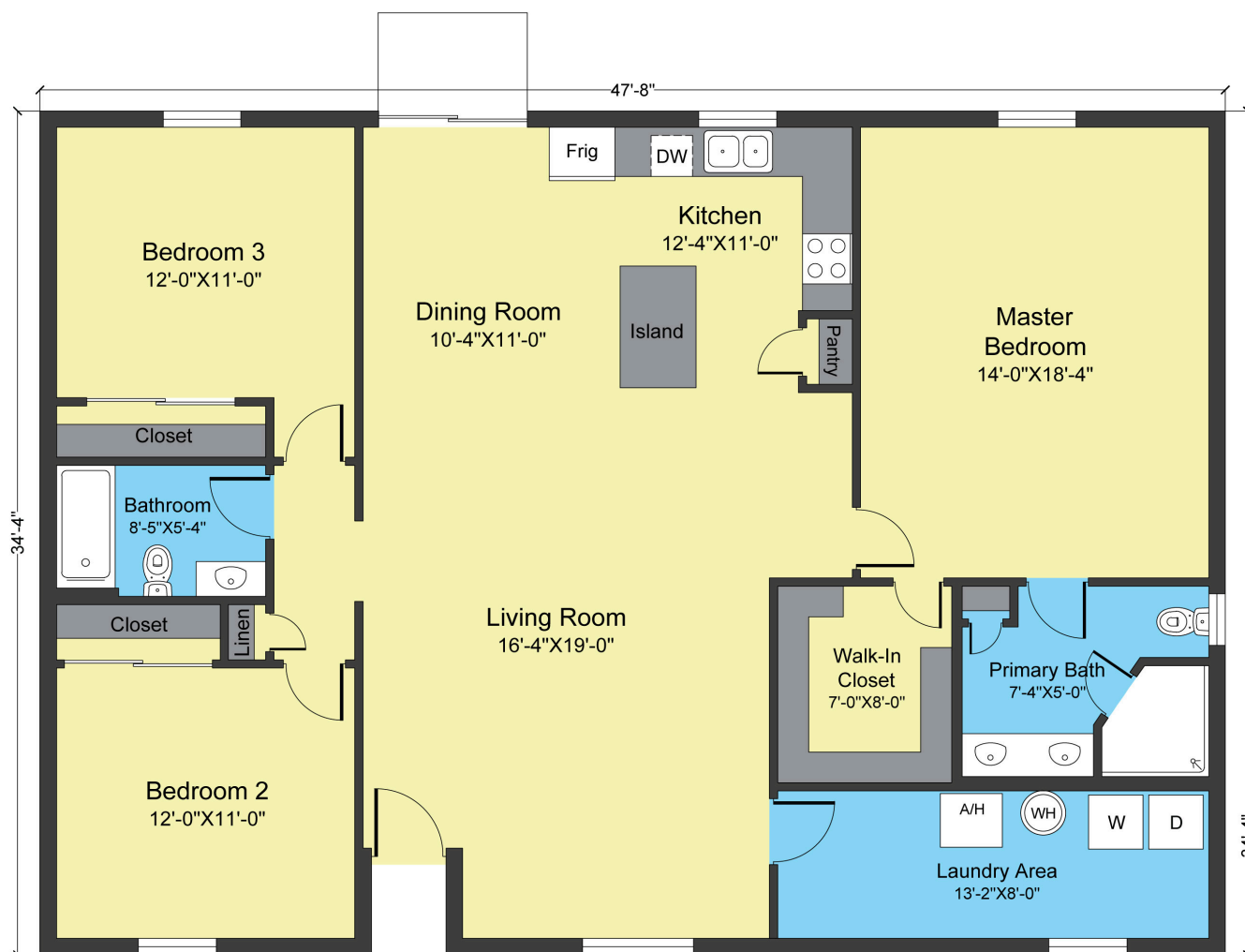


Telestial Model 1626

Custom Homes
Since 1974



Front Elevation



Living Area = 1626.0sqft

Floor Plan



Celestial Model

Custom Homes
Since 1974

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 profits and damages.



Celestial Model

Custom Homes
Since 1974

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



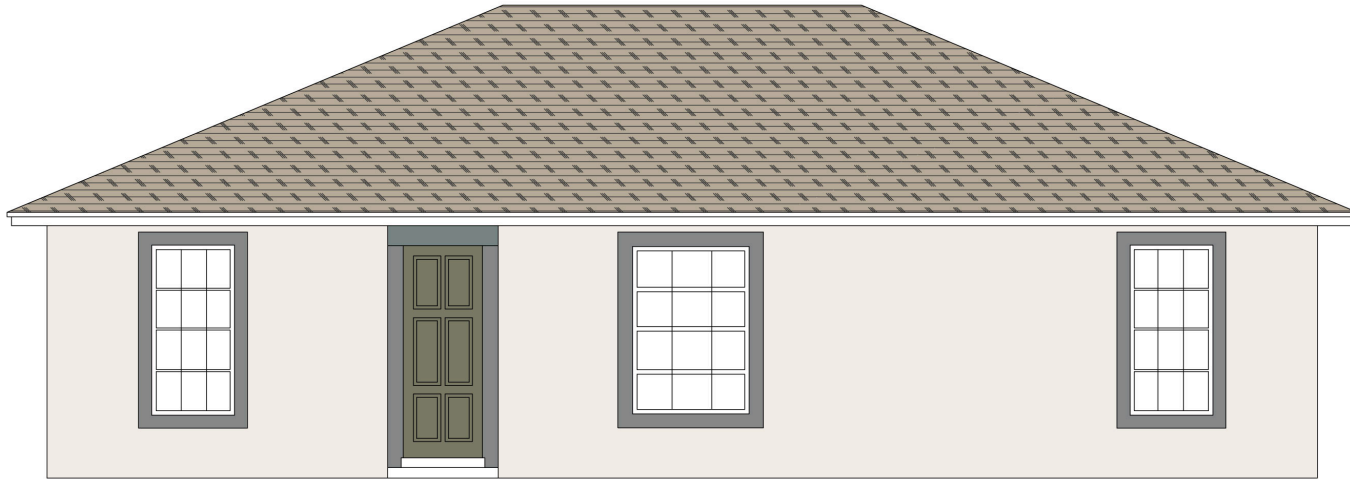
Telestial Model

Custom Homes
Since 1974

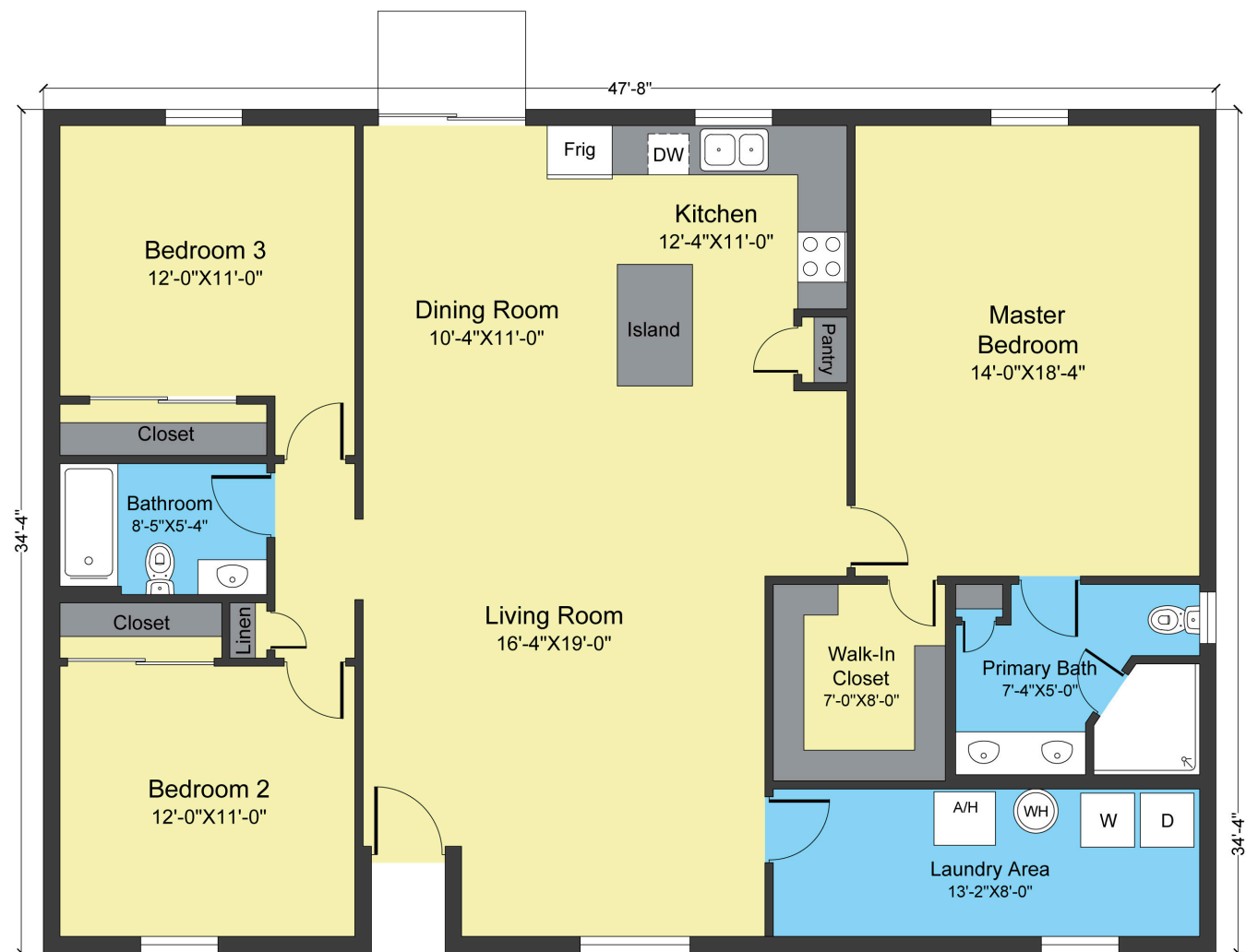


Telestia Model 1626

Custom Homes
Since 1974

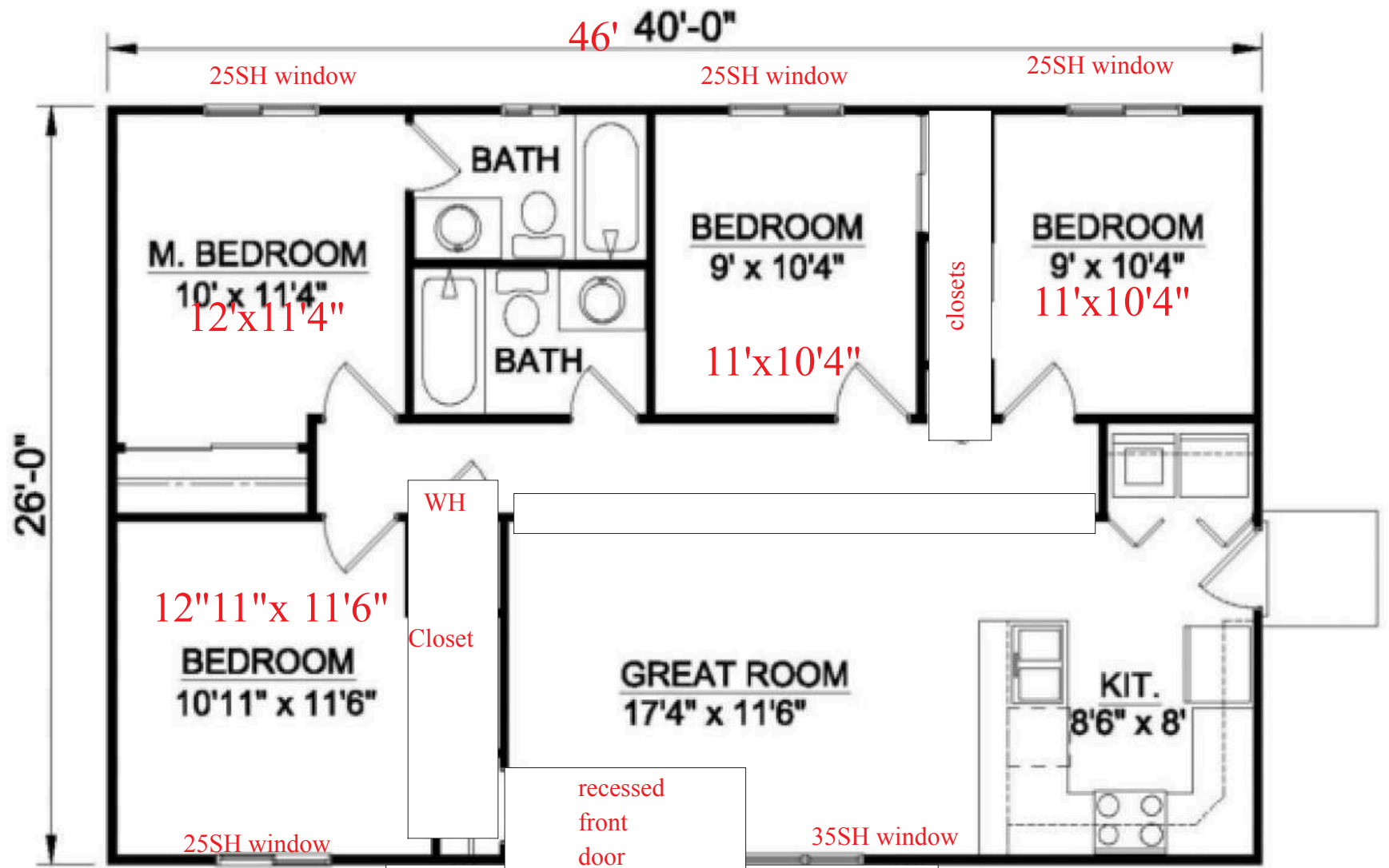


Front Elevation



Living Area = 1626.0sqft

Floor Plan

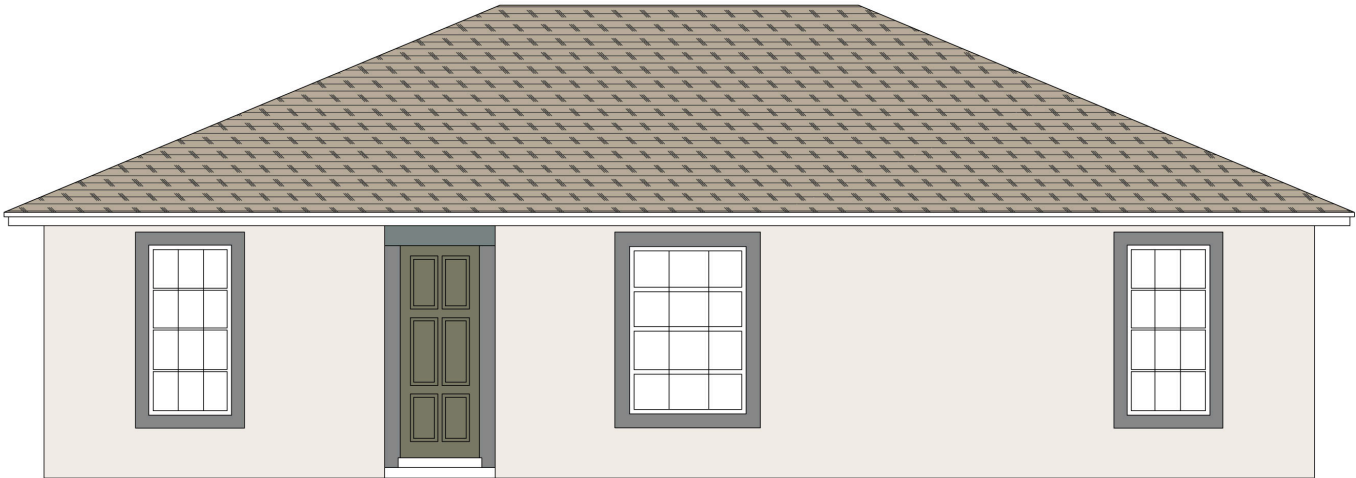


Living area 1196

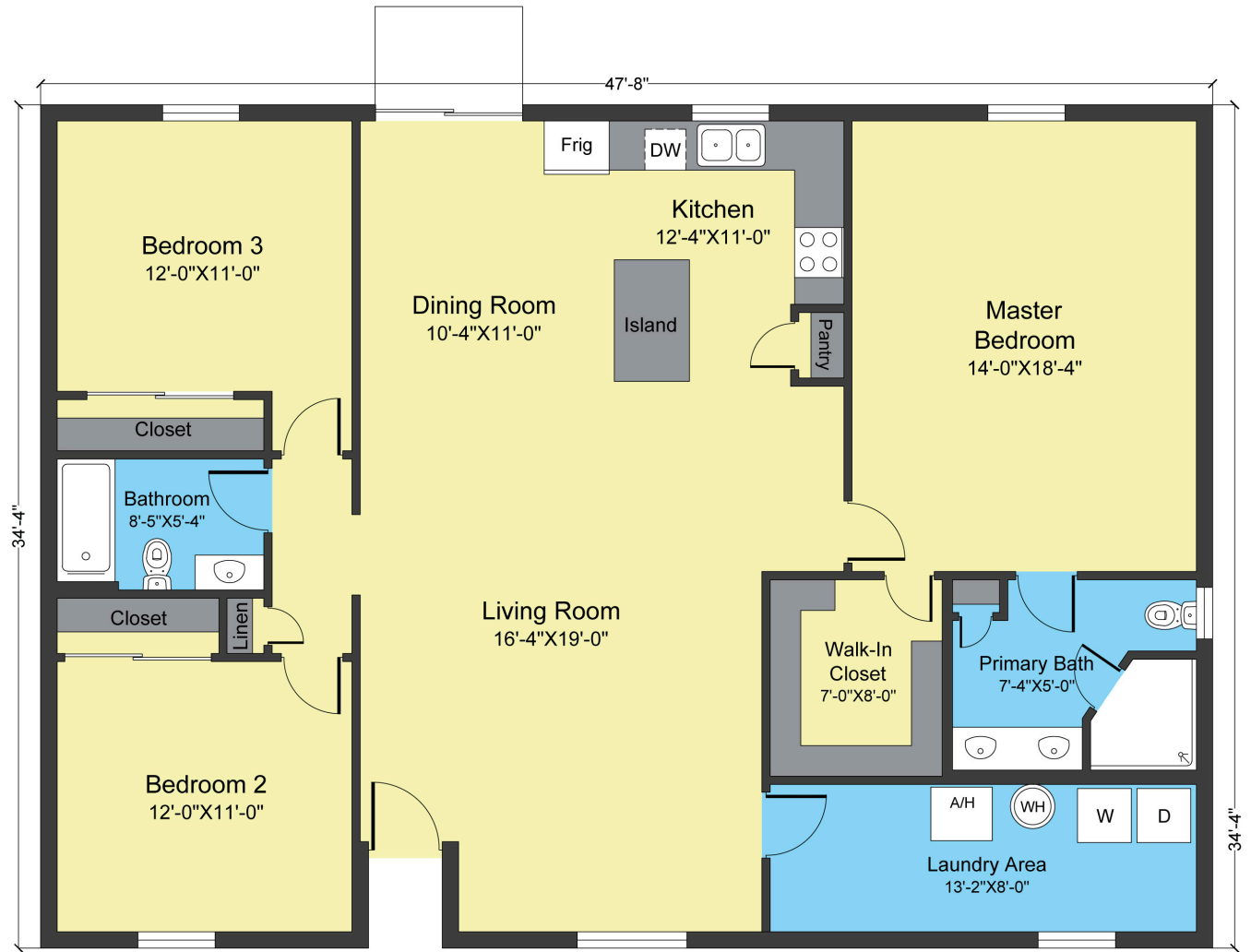
Hip Roof 5/12 pitch

1432 Little Joe Ave., Sebring, Florida 33872 Call 863.287.5981 for assistance. Model completed 11/17/25

Features: Celestial model feature all upgrades to create beauty, durability, and value. Accent lighting highlights tray ceilings, adds depth and visual interest. Appliances are made of quality stainless steel. The appliance package includes refrigerator, range, microwave oven, dishwasher, disposal. Baseboards are 5 1/4 " to create grandeur and elegance. Bathrooms: Primary bathroom features a large shower and the hall bathroom is a full bathroom. Both have beautiful upgraded doors, and large tile to create value. Ceiling the soaring ceilings reaches nine feet four inches high (9'4"), tray ceiling reach ten feet (10' 4") high. Closing cost allowance of six thousand dollars (\$6,000.00) paid by builder. Corner lot- the home is built on a corner lot, giving increased visibility, larger size, more curb appeal, and increased value. Floor plan is an open concept floor plan that maximize natural light, enhance social interaction, and creates a sense of spaciousness. Floor tile is luxurious (24" x 48") floor tile that creates durability, aesthetic appeal, and easy maintenance. Front door is a beautiful tall eight feet (8') panel door. It is blower tested for air infiltration. Garage is a two (2) car garage with a remote garage door opener; eight feet high (8') high for tall pickup trucks. Great room is spacious, with accent lighting, and gigantic tray ceiling. Home warranty one year warranty with a ten (10) year structural warranty. Homeowners Association: NO homeowners association. Irrigation system has an automatic timer that allows schedule watering time for optimal time of day. Kitchen is designed with large counter space, more storage, and improves functionality and social atmosphere. The top is made of Quartz to increase value and beauty, and 42" high cabinets for more storage. Ladder in the garage is easy to access the ceiling to store and retrieve items. Master or Primary bedroom features a large tray ceiling with accent lighting, split bedrooms, with a very large walk-in closet of six feet by twelve foot (6'x12') long. Large tile on the shower walls create a more spacious and modern look with less maintenance. Shower has beautiful upgraded glass door creates quality and beauty. Paint is Sherwin Williams quality & durability; washability & maintenance, mildew resistant, and high quality finish paint. Quartz counter tops are above granite due to their non- porous nature, which makes them more stain and bacteria-resistance, and lower maintenance requirements. Sliding glass door is six feet wide to bring wide objects into the house, and leads to your backyard for activities, especially dogs can run and play, enjoy a garden to grow healthy vegetables, and other activities for friends and neighbors. Stucco is smooth because it creates Clean and Modern Look, it offers a sleek, flat, and polished surface that complements various architectural styles, particularly modern and minimalist designs. Tile is Luxurious tile flooring throughout the house to enhance the aesthetic appeal, durability, and value of the house. Tray ceilings in the great room and primary bedroom with accent lighting adds beauty to your bedroom and great room. Wood cabinets with easy closure or soft-close doors stop slamming doors causing wear and tear, leading to loose hinges, misalignment. Z: With this luxurious finishes, corner lot, prime location, captivating home-schedule a private tour today!e.



Front Elevation



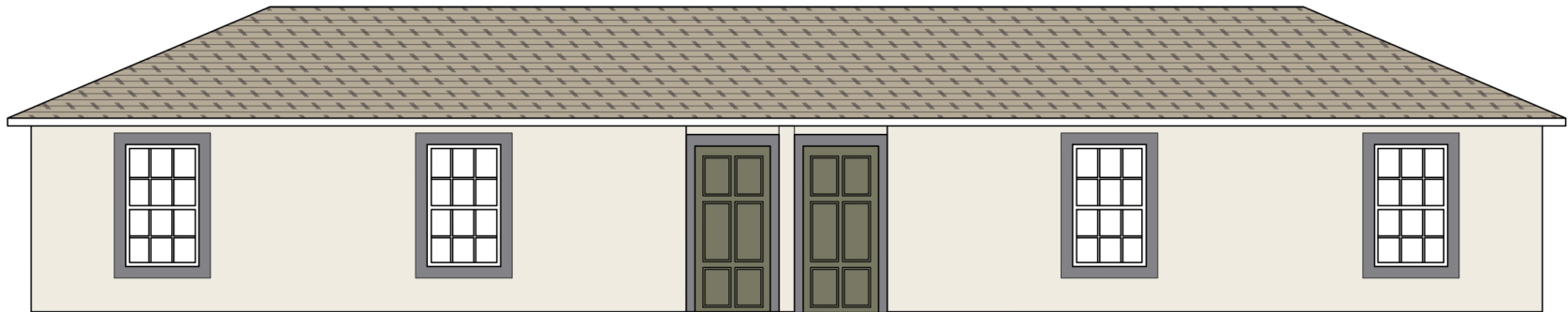
Living Area = 1626.0sqft

Floor Plan

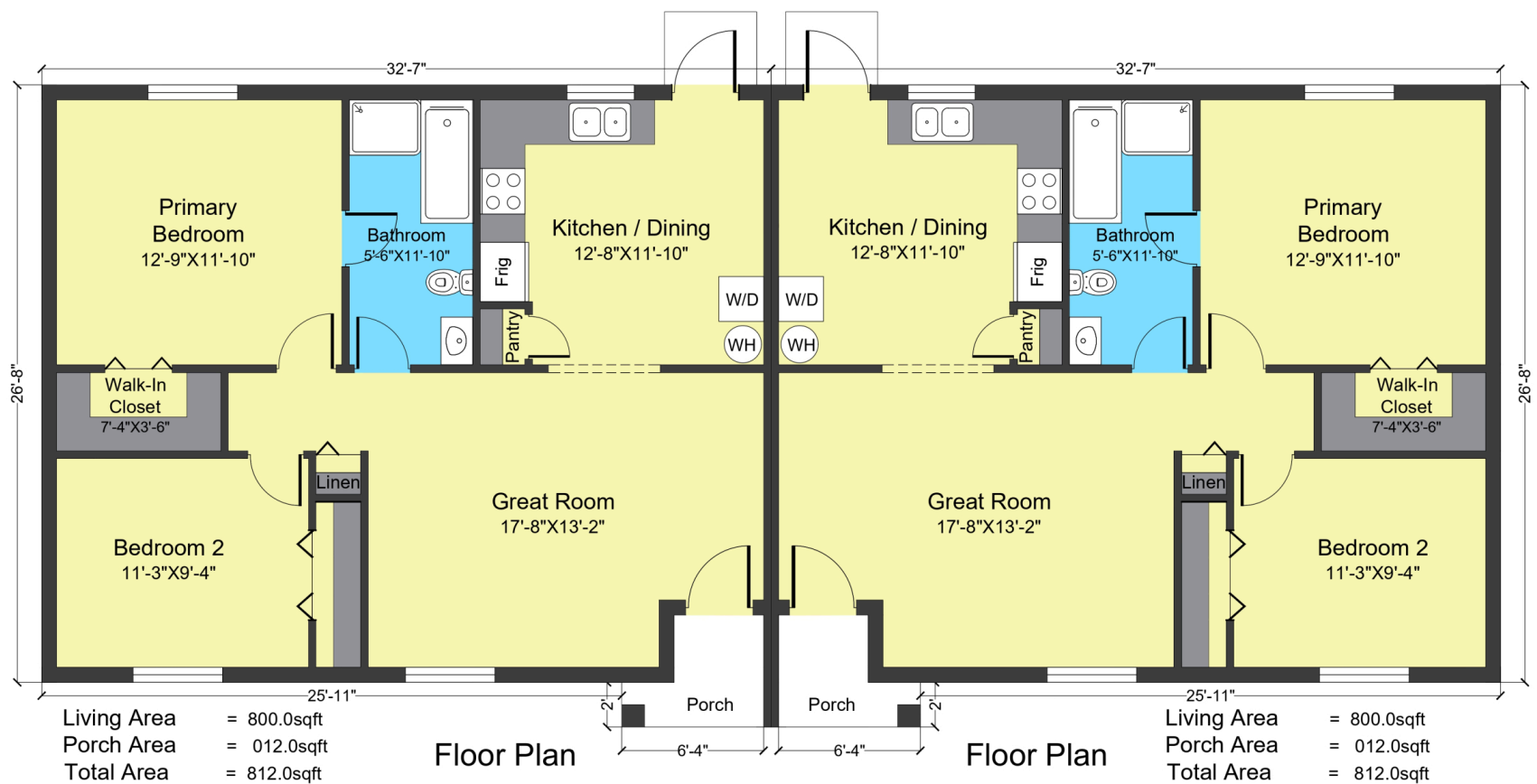


Telestial Model Duplex

Custom Homes
Since 1974



Front Elevation





Telestial Model 1637

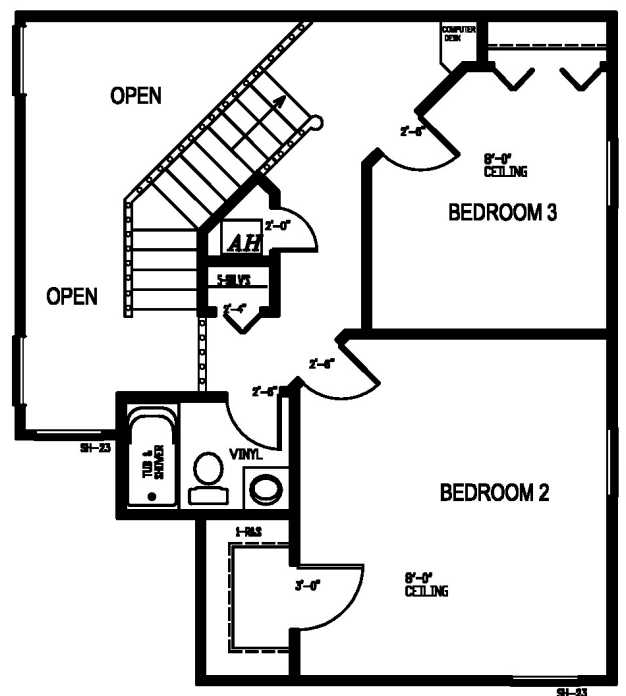
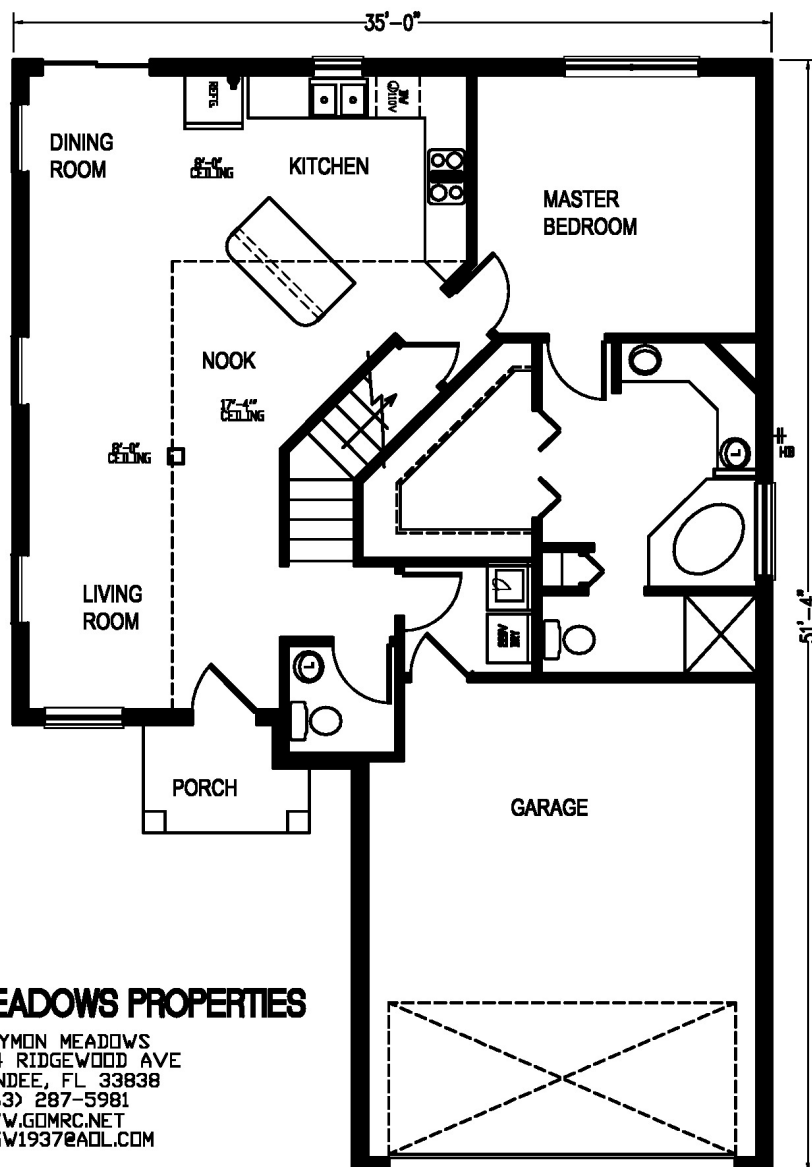
Custom Homes
Since 1974

MODEL 1637

3 BEDROOM



SQUARE FOOTAGE	
FIRST FLOOR	1051
SECOND FLOOR	586
TOTAL HEATED	1637
ENTRY	35
GARAGE	429
TOTAL	2101
(PLUS 190 CLEAR STORY)	



MEADOWS PROPERTIES

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

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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



Telestial Model 1808

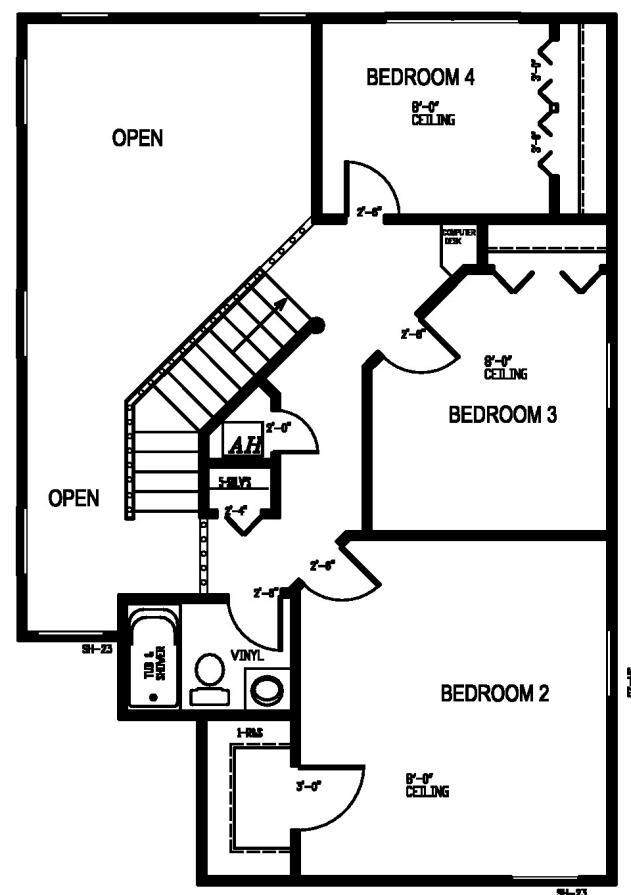
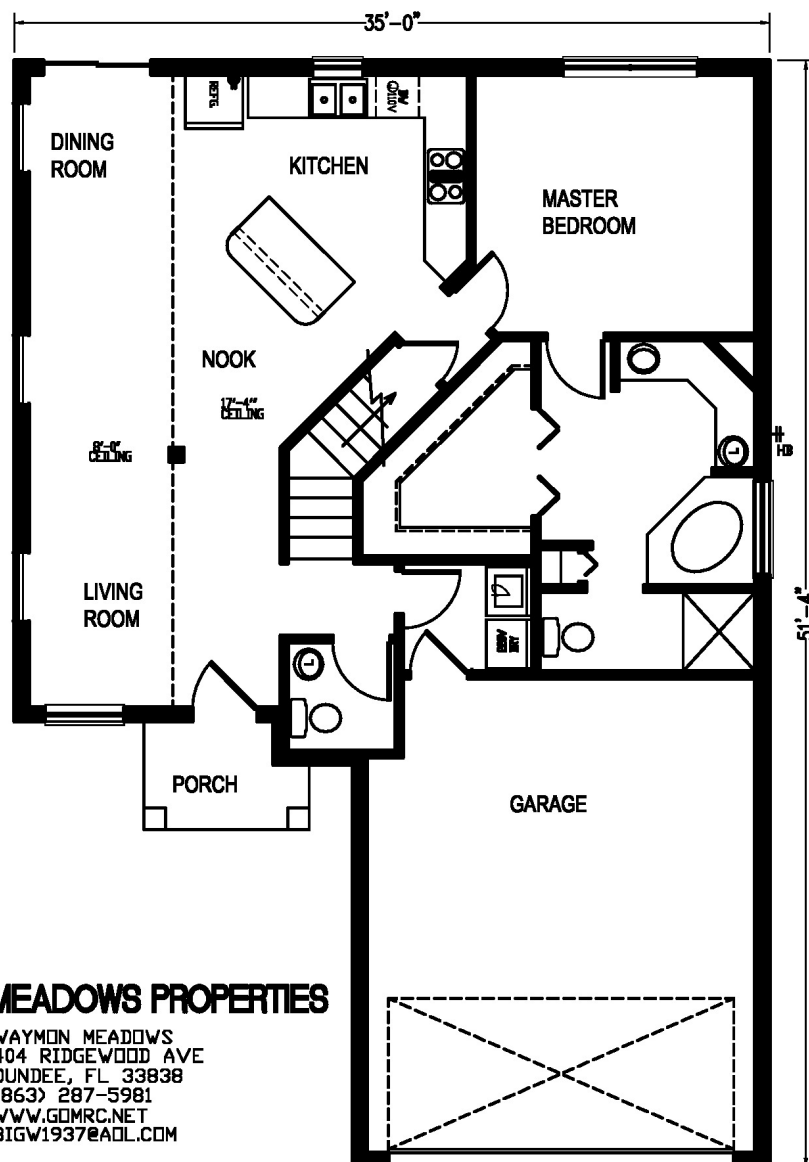
Custom Homes
Since 1974

MODEL 1808

4 BEDROOM



SQUARE FOOTAGE	
FIRST FLOOR	1051
SECOND FLOOR	757
TOTAL HEATED	1808
ENTRY	35
GARAGE	429
TOTAL	2272
(PLUS 272 CLEAR STORY)	



MEADOWS PROPERTIES

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

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

**MEADOWS REALTY
AND CONSTRUCTION**

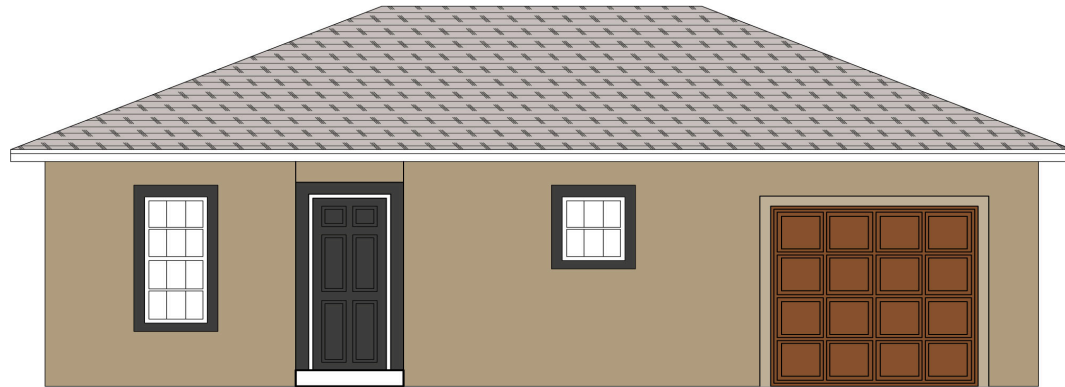
HDA
2604 WYNDSOR
OAKS CT. WINTER
HAVEN, FL 32884
(863) 324 7945

HDA HOME
DESIGN
ASSOCIATES



Telestial Model 1092

Custom Homes
Since 1974



Front Elevation



Floor Plan

Lanai = 168 sqft
Garage = 240 sqft
Living = 1092 sqft
Total = 1500 sqft



Telestial Model 1316

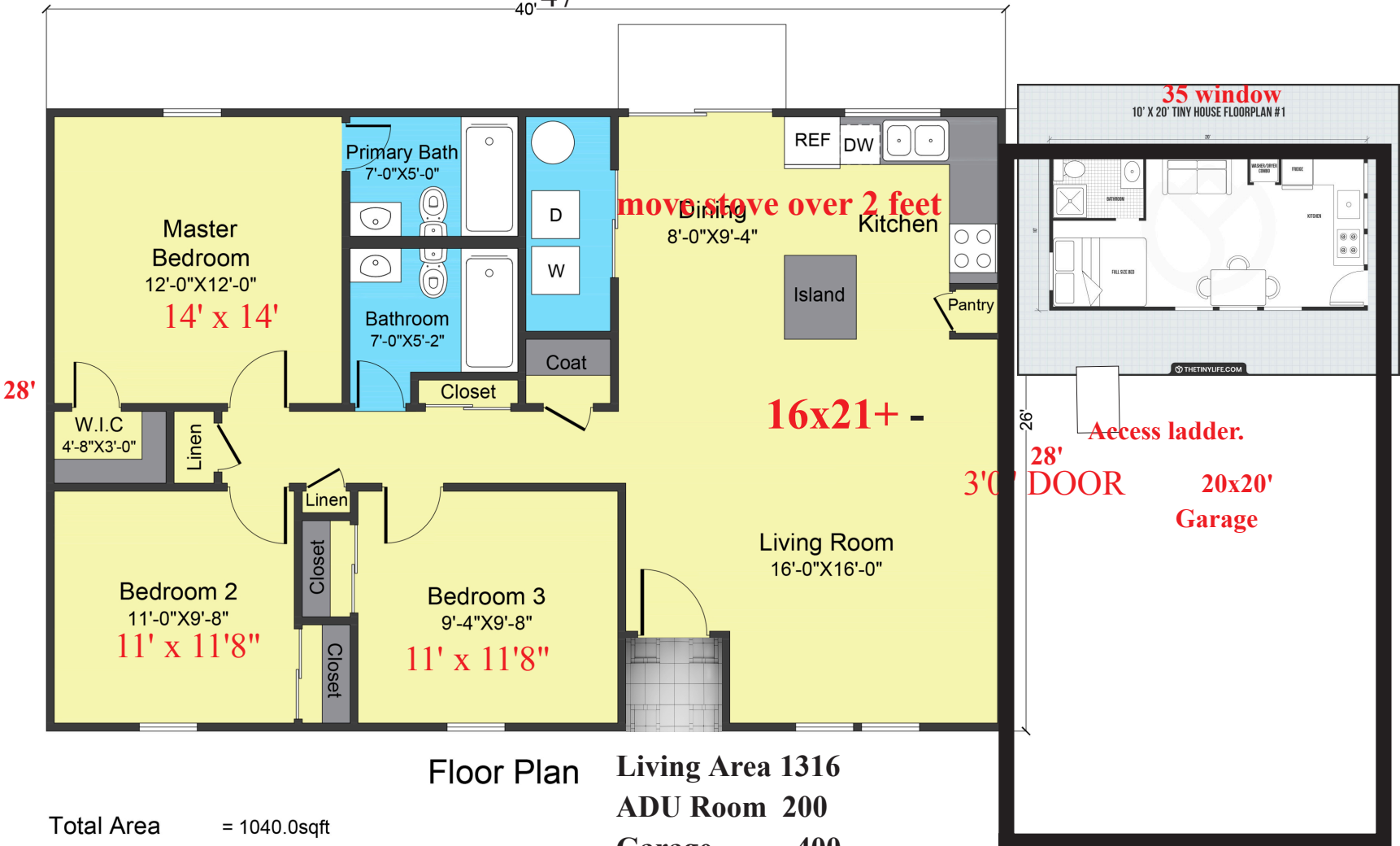
Custom Homes
Since 1974

An oversized 20'x28' garage offers ample space for versatile uses, from a functional workshop, home gym, or hobby room to a man cave, storage hub (with overhead racks), or even potential living quarters--Accessory Dwelling Unit (ADU), providing enough room for vehicles plus significant activity zones, requiring planning for insulation, flooring, and utilities for specialized conversions



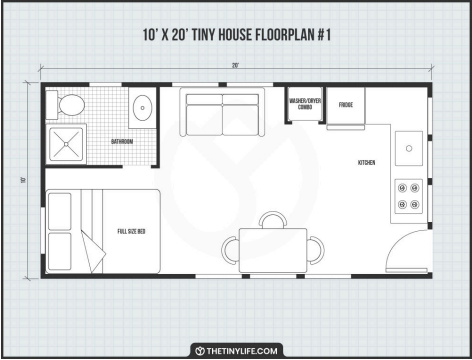
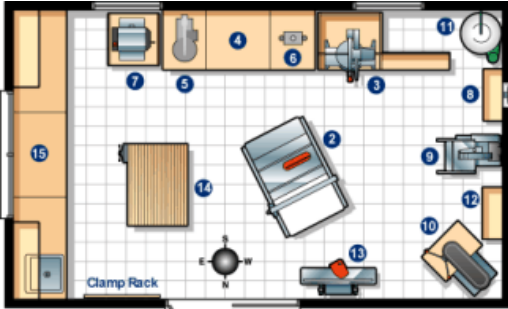
Front Elevation
47'

put sofa where the dining table is and
dining table where the solfa is now.



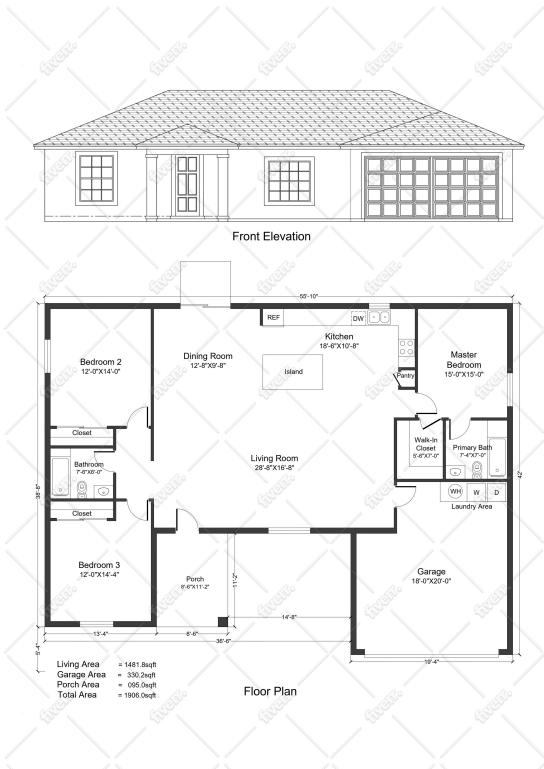
Floor Plan	Living Area 1316
	ADU Room 200
	Garage 400
	Total 1916

Total Area = 1040.0sqft



An ADU, or Accessory Dwelling Unit, is a secondary, smaller living space on the same property as a primary single-family home, often called a granny flat, in-law suite, or backyard cottage, offering independent living with a kitchen, bathroom, and separate entrance, used for family, guests, or rental income, and subject to local zoning laws. They can be attached, detached, or converted from existing structure.

By December 1, 2026, local governments in Florida, including Highlands County, are expected to comply with new statewide mandates that require them to allow at least one ADU on any single-family residential lot. Once these updates are fully integrated: uses like garages, providing flexible housing and increasing property value.

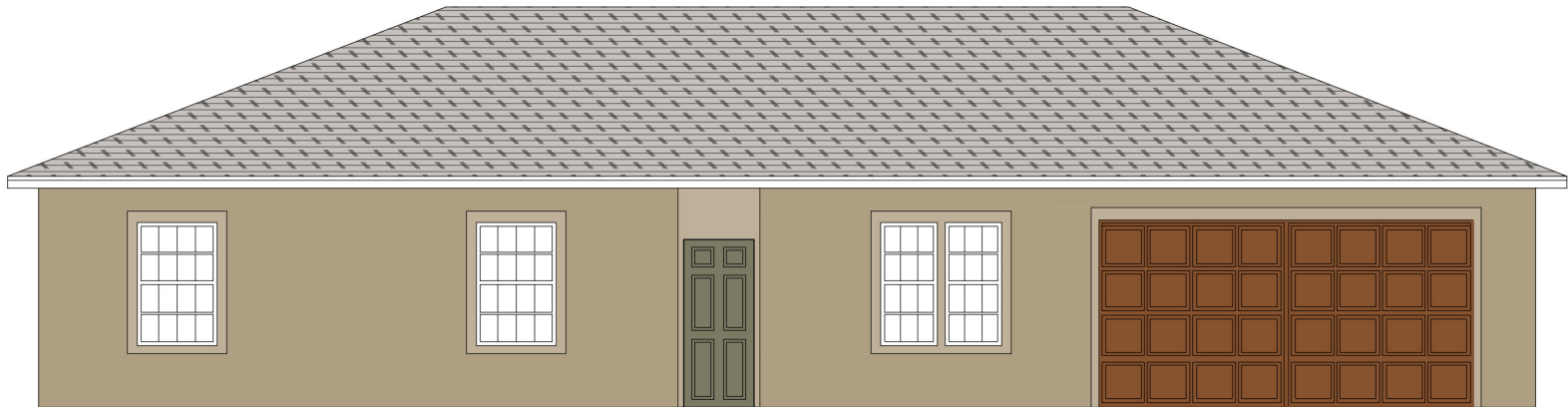


Living Area	1213
ADU	200
Garage	400
Total	1813



Telestial Model 1213/ADU

Custom Homes
Since 1974



Front Elevation

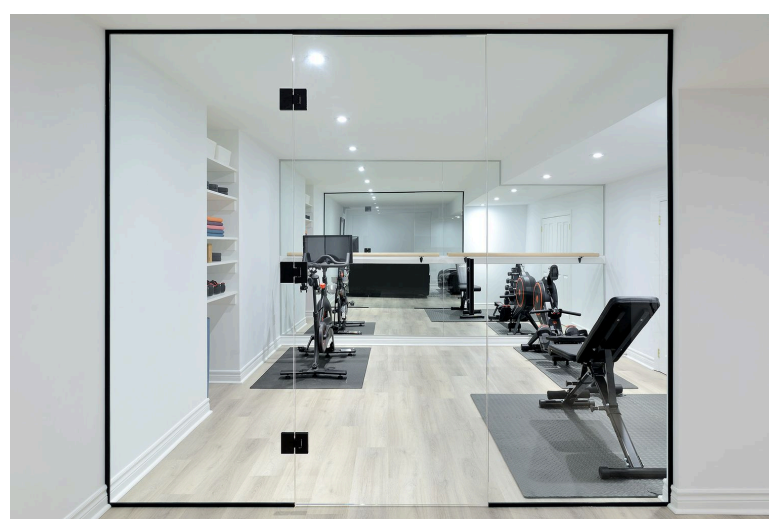
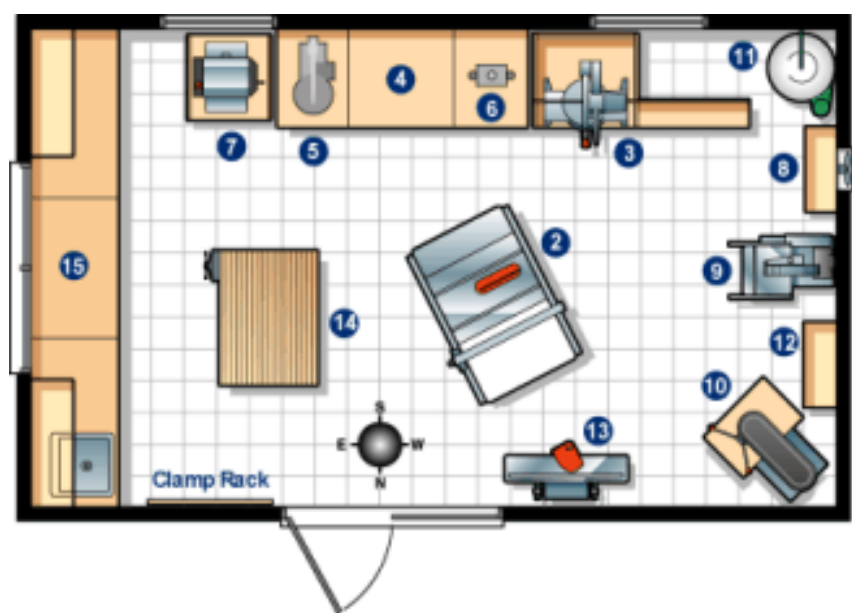


Floor Plan

Living Area = 1213.0sqft
ADU = 220.0sqft
Garage Area = 436.5sqft
Total Area = 1869.0sqft

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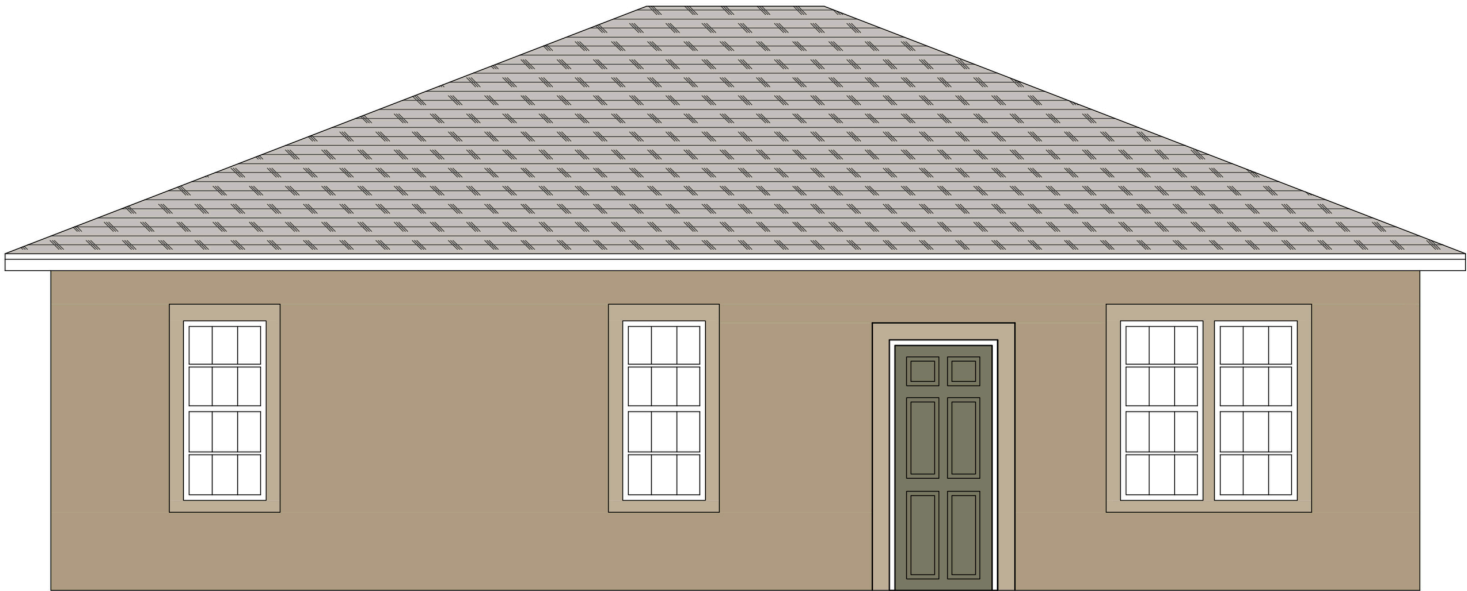
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Telestial Model 1795

Custom Homes
Since 1974



Front Elevation



Floor Plan

Total Area



Living Area	1195
ADU	200
Garage	400
Porch	16
Total	1795