



# References

Since  
1974

The Bluffs of Dundee 30 +- Homes

Spanish Haven, Winter Haven 50 +-Homes

Lake Daisy Estates 110 +- Homes, Winter Haven, Florida

Lake Ruth Estates 35 +- Homes, Dundee, Florida

Ridgewood Avenue 10+-, Dundee, Florida

Poinciana 200 + Homes, Florida

On Your Lot 100+ Homes, Florida

Visit these subdivisions and talk with people and see designs.

Model home shown by appointment-Call 863 287 5981.

I only show models,by appointment.

In fact, it is against Florida State law for realtors to show you any real estate with out an agreement.





# On Your Lot

Since  
1974

To our valued Lot owners,

1. Build a new home on your lot for \$195,584.00. If you want a shell home your price can be under \$100,000.00.
2. Go to website: [www.WaymonMeadows.com](http://www.WaymonMeadows.com). Click on photos and get details.
3. You can pay cash or obtain a mortgage with our preferred mortgage company, if you qualify.
4. If you have enough equity in your lot you can buy a new home with:
  - \* \$0 money down
  - \* \$0 closing cost
  - \* Reduced payments by \$300.00 per month.

5. Call Waymon Meadows 863 287 5981 to see if you qualify.

Waymon Meadows

Email: [BigW1937@aol.com](mailto:BigW1937@aol.com)

Direct phone: 863.287.5981

Website: <http://www.WaymonMeadows.com>

Website: <http://www.GoMRC.net>

## 6. Limited-Time Offer

8. Act Now!

Please keep this letter incase you decide to build or sell your lot to us.



MRC's Bonus of **\$6,000.00**  
until funds are used!  
Subject to be discounted  
at any time!



# Shell Home

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**If you're considering building a home by only constructing the "shell" and then finishing the interior yourself, you're looking at a popular and potentially cost-effective approach.**

**Here's a breakdown of what a shell build typically entails and what you, as the owner, would be responsible for completing:**

## Shell construction

**Building Envelope:** The shell construction focuses on creating the basic, enclosed structure of the home, often called the building envelope.

**Core elements:** This phase typically includes:

**Foundation:** The base that supports the entire structure.

**Walls:** The exterior walls, providing structural integrity and weather protection.

**Roofing:** The completed roof system, making the building weather-tight.

**Windows and Doors:** Installed to create a fully enclosed and protected space.

**Rough-ins:** Basic utility connections (plumbing, electrical, HVAC) are often brought to the building, ready for interior fit-out.

**Focus on Structure:** The primary goal of a shell build is to get the weather-tight structure in place, leaving the interior as a "blank canvas".

## Owner's responsibilities to finish the job

**Interior Finishing:** You'll be responsible for everything within the shell, from stud walls to the finished product.

**Interior Design:** You have the freedom to design the interior according to your tastes and needs, choosing flooring, fixtures, finishes, and appliances.

**Trades & Subcontractors:** You may need to hire specialists for things like plumbing, electrical work, HVAC installation, drywall, painting, and cabinetry if you don't have the skills or time to do it yourself.

**Permits & Inspections:** You will be responsible for understanding and adhering to local building codes, obtaining necessary permits, and scheduling inspections for the interior finishing work.

**Time & Management:** Finishing a shell home can be a significant undertaking, requiring careful planning, organization, and a considerable time commitment, especially if you're managing the project yourself.

In essence, a shell build provides the structural foundation and protection from the elements, allowing you to personalize the interior and potentially save on construction costs by handling the finishing work yourself or hiring the necessary contractors to complete the job based on your preferences.



# Shell Home

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Front Elevation



Floor Plan

Living Area	= 1478.4sqft
Garage Area	= 380.3sqft
Porch Area	= 077.9sqft
Total Area	= 1936.6sqft