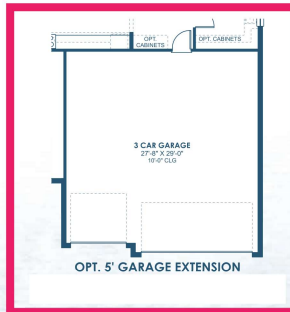
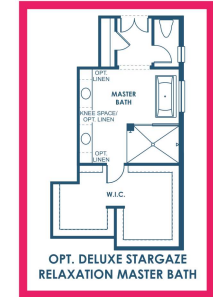
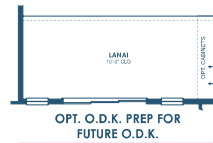
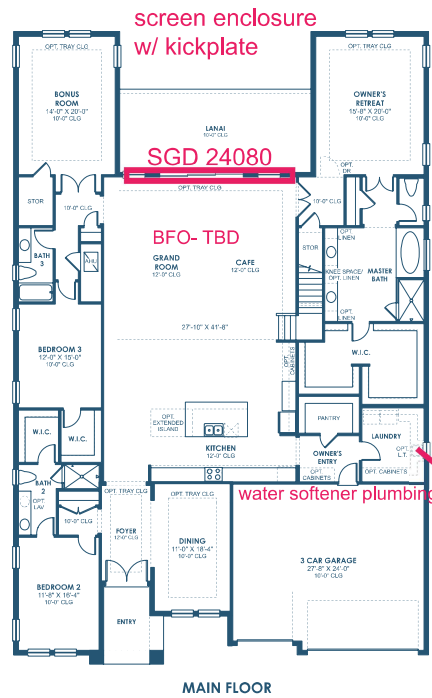
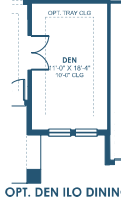
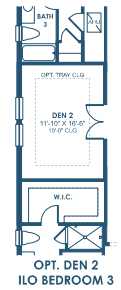
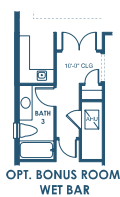
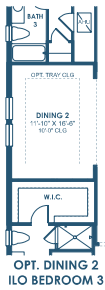


Cedar Key Grande II

Artisan Series

4,801-4,812 Square Feet
5-6 Bedrooms | 4-5 Baths
3-Car Garage

Pre-wire for future generator
Included HVAC +
tankless water heater
Enhanced base options
Tray: grand, dining room



Initial
MED

*FRONT WINDOWS, ENTRY/PORCHES AND ROOM DIMENSIONS MAY VARY PER ELEVATION
*REFERENCE MASTER PLAN SETS FOR ACTUAL SQUARE FOOTAGE TOTALS AND ENTRY LAYOUTS

*Artist's conceptual rendering. Actual construction may vary in color, features and dimensions. Availability, specifications, and pricing are subject to change without notice. All plans require developer approval and may be modified in order to comply with these developer requirements. Please speak with a Homes by West Bay Community Sales Manager for current information and about options where available. © 2025 Homes by West Bay LLC, CRC #057247. All rights reserved. Not an offer to purchase where prohibited by law. Broker Participation Welcome. 082724

Cedar Key Grande II

Artisan Series

4,801-4,812 Square Feet
5-6 Bedrooms | 4-5 Baths
3-Car Garage



Mediterranean A | FMA6



Tuscan A



Coastal C | COA1



Modern | MOD2



Modern Farmhouse | MFH4

Initial
MEI



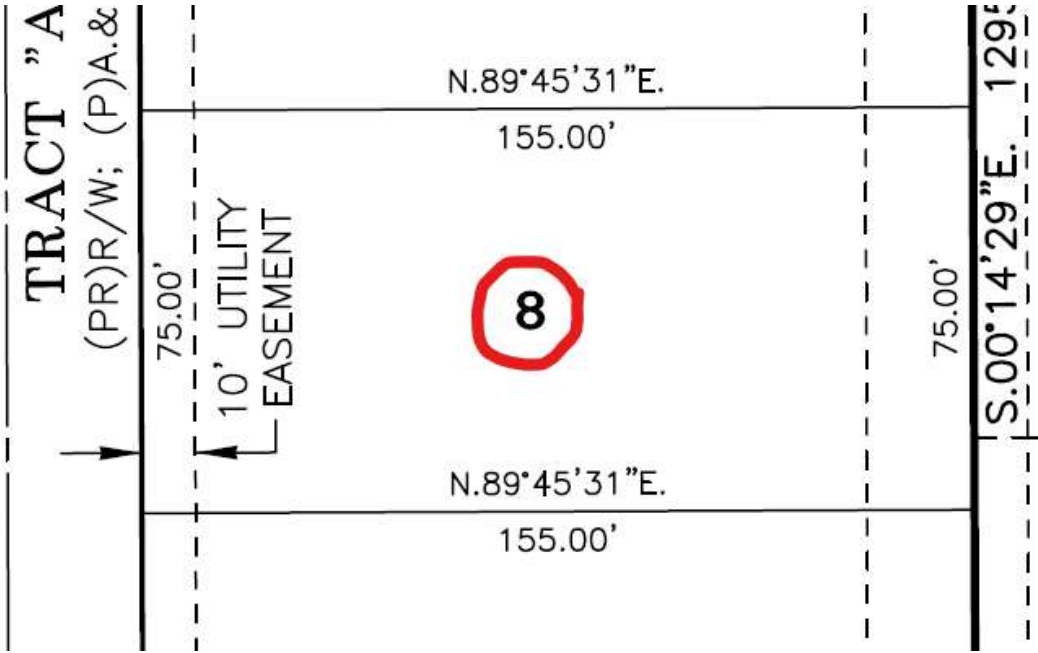
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BAR





Initial
MED

Barrington Preserve Artisan Included Features



BARRINGTON PRESERVE COMMUNITY SPECIFIC

- Tile Roofs
- Natural Gas piping to Range, Water Heater, and Dryer locations
- Electrical Heat Pump
- Paver Leadwalk, Apron, and Driveway
- Community Mail Kiosk

DELUXE KITCHEN

- Minimum 17" X 17" ceramic tile flooring in Kitchen
- 3cm quartz countertops
- Designer recessed panel wood cabinets, with hidden hinges and cabinet hardware and 42" upper cabinets
- Cabinet Crown Molding on upper cabinets
- Spacious Island workspace
- Island seating area
- GE self-cleaning stainless steel range
- GE vented stainless steel microwave
- GE high-efficiency Energy Star stainless steel dishwasher
- Icemaker/water connection for refrigerator
- Moen "Arbor" Spot Resist Stainless one-handle high arc pull-down spray faucet
- Sterling by Kohler 18-gauge undermount double bowl stainless steel sink
- 1/2 HP Moen garbage disposal
- Over-sized, walk-in pantry with 5 rows of metal ventilated shelving (per plan)
- Low-profile LED downlights

OWNERS'S RETREAT & MASTER BATH

- Spacious walk-in closets
- Minimum 17" X 17" ceramic tile in master bath
- 3cm quartz countertops
- Designer recessed panel wood cabinets with hidden hinges and cabinet hardware
- Kohler oval undermount vitreous china sinks
- Moen "Eva" faucets in brushed nickel finish
- Sterling by Kohler elongated commode in private water closet
- Kohler garden tub (per plan)
- Separate enclosed shower with brushed nickel frame
- Tiled wall surround with tiled shower floor
- Spacious linen closets (per plan)
- Oversized mirrors with vanity lighting

SECONDARY BATHS

- Spacious walk-in closets
- Minimum 17" X 17" ceramic tile in master bath
- 3cm quartz countertops

- Designer recessed panel wood cabinets with hidden hinges and cabinet hardware
- Kohler oval undermount vitreous china sinks
- Moen "Eva" faucets in brushed nickel finish
- Sterling by Kohler elongated commode
- Sterling by Kohler "Vikrell" tub with tiled wall surround with Moen "Eva" fixtures in brushed nickel finish (per plan).
- Enclosed shower with tiled wall surround and tiled shower floor with brushed nickel frame and Moen "Eva" fixtures in brushed nickel finish (per plan)
- Spacious linen closets (per plan)
- Oversized mirrors with vanity lighting

ENERGY SAVING FEATURES

- High efficiency air conditioning system with SEER 2 ratings that exceeds current building codes
- Energy efficient range and heating system
- Low-E, insulated and double-paned vinyl windows and 8'tall sliding glass doors (per plan)
- Honeywell T10 Pro Smart Thermostat
- Low profile LED downlights
- R-9 foam filled block
- R-13 insulation in exterior framed walls
- R-38 batt/blown ceiling insulation over conditioned space
- AC ductwork hard-sealed with mastic
- Energy efficient tankless water heater
- Air infiltration barrier between framing and drywall
- Third party insulation and HVAC inspection
- Certified Energy Star 3.2 rated home

INTERIOR FEATURES & FINISHES

- Minimum 17" X 17" ceramic tile flooring in Foyer, Kitchen, Breakfast Area, Master Bath, Secondary Baths and Laundry Room (per plan)
- Cabinet Crown Molding on all upper cabinets
- Oversized, Decorative 5 1/4" colonial baseboards
- 2 1/4" decorative door casing
- Schlage lever door hardware in brushed nickel
- 8'0" tall six panel Colonist doors
- Spacious linen closets (per plan)
- Maintenance-free, ventilated shelving throughout
- Security system pre-wire (power devices only; system will vary by community)
- Smoke and carbon monoxide detectors wired to electrical system with battery back-up
- Two dual cable/media outlets
- Ceiling fan pre-wire, blocked and switched in Grand Room, Den/Study, and all Bedrooms
- Decora lighting switches
- 25 oz. level I carpet in custom colors over 5lbs foam pad

EXTERIOR FEATURES & FINISHES

- Attractive and architecturally authentic elevations
- Coach Light/Lights, per plan
- Schlage elegant exterior front door hardware
- Insulated fiberglass 6-panel 8' front door (per plan)
- Brick paver driveways (in select communities)
- Brick paver lead walk and/or entry way (in select communities)
- Architectural dimensional 30 year shingles and/or Tile Roof (per plan in select communities)
- Sherwin-Williams high quality acrylic exterior paint
- Raised panel reinforced decorative garage doors
- Automatic garage door opener with two remotes (for double garage doors only)
- 8' tall vinyl sliding glass doors (per plan)
- Professionally designed landscape packages
- Water-conserving irrigation systems
- Spacious Covered Lanai (per plan)
- Weather resistant acrylic deck on front porch, rear lanai and (per plan in select communities)
- 2 Hose Bibbs

CONSTRUCTION & CUSTOMER CARE

- Ten-year Homebuyers Protection Warranty. Transferable upon sale of your home for 7 years
- One-year non-transferable performance guarantee (subject to normal wear and tear)
- Eight scheduled meetings with your WestBay Construction Manager to observe and learn how your new home is "Created for you!"
- Created for You! Customer Service Program
- Low maintenance soffit and fascia
- Engineered hurricane structural hardware (per community)
- BoraCare Termite Treatment
- Taexx built-in "tubes in the wall" pest control
- First floor concrete block construction with poured concrete cells and reinforced steel
- Professionally engineered foundations inspection prior to the concrete placement
- Quality inspections performed by third party construction consultants on each home prior to sheetrock and exterior finishes. Stucco cores are completed on walls with a stucco finish
- Professionally engineered structural framing system inspection
- All inspections required to meet Florida Build Code are completed by the municipality or a state licensed private provider
- Third party Home Energy Raters conduct onsite testing and inspections to verify the energy efficiency measures, as well as insulation, air tightness, and duct sealing details on every home
- Quality Assurance Inspections performed by an experienced construction staff member at various stages of the construction process

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