

Oak View Village Sapphire Builders

2% TOWARD CLOSING COSTS WITH PREFERRED LENDER!



Sapphire Builders is one of the top builders in Gainesville, Florida. Sapphire Builders has built thousands of affordable homes spanning 30 plus years. Sapphire Builders ensures your home is built with the best quality materials at the greatest value for your money. The trust you place in Sapphire Builders is reciprocated by their professional staff of "hands on" realtors, managers, and builders.

Offered by:



Dawn Johnson
352-514-9508

Sapphire Builders

Oak Model



BASE PRICE

ONLY

\$151,900

3 Bedroom

2 Baths

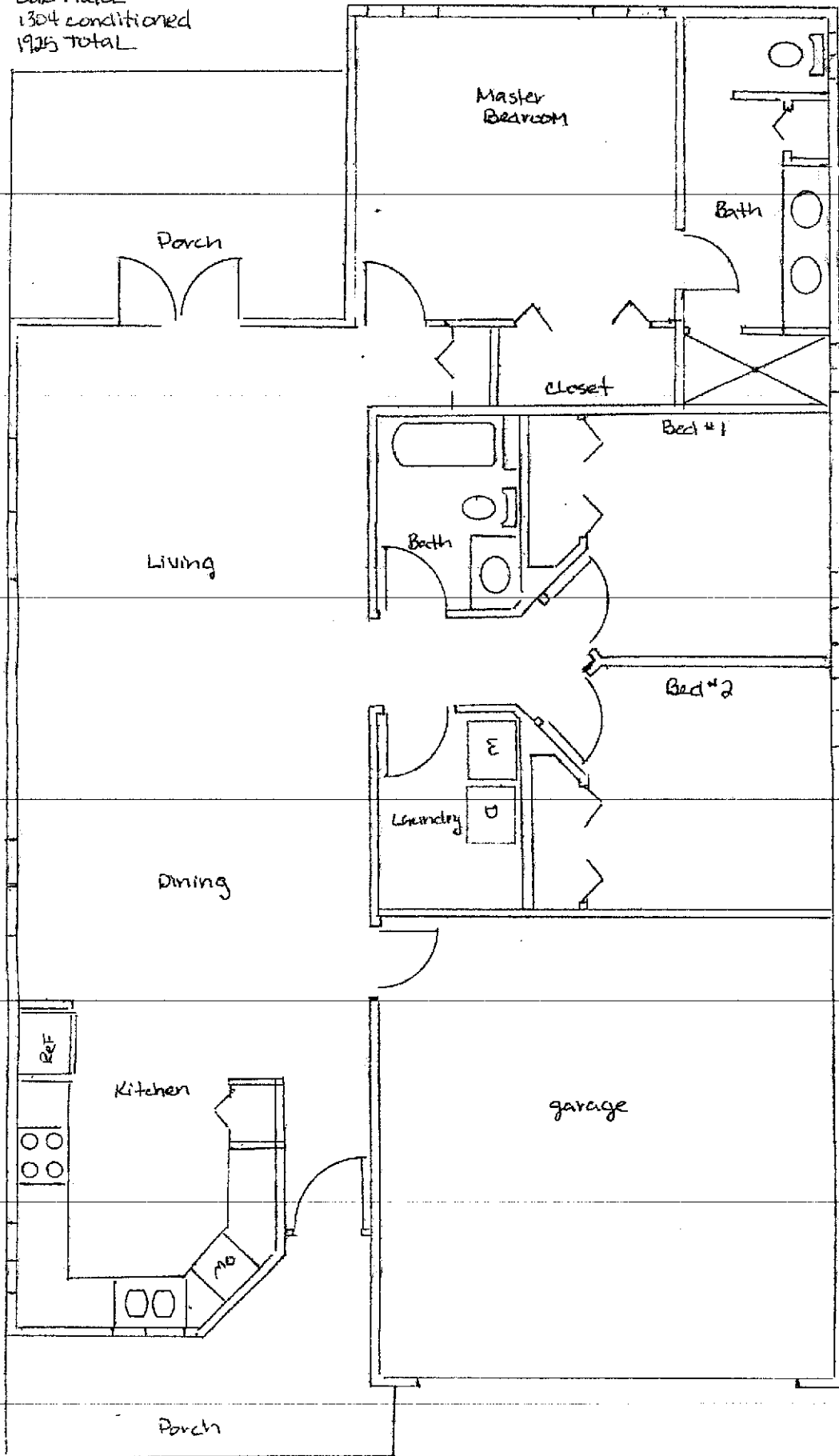
1304 Sq. Ft.

- Maple cabinets with soft close drawers
- Walls and ceiling painted antique white
- Ceiling fans in all bedrooms and living area
- Appliances include: Stainless Steel smooth top electric range/oven, Stainless Steel Microhood, Stainless Steel Dishwasher, and garbage disposal
- Stainless kitchen sink with single lever faucet
- Tiled shower in Owner's Suite bathroom in some models
- Standard steel tubs with single lever faucet
- China lavatories with single lever faucet
- Full mirrors over bath vanities
- Ventilated closet maid shelving
- Tile flooring in bathrooms and laundry
- Raised Panel Masonite interior doors
- All waterlines CPCV (chlorinated polyvinyl chloride)
- Inside Laundry Room
- 1 year Builder's Warranty



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Oak Model
1304 conditioned
1925 TOTAL



Sapphire Builders

Hickory II Model



BASE PRICE

ONLY

\$159,900

3 Bedroom

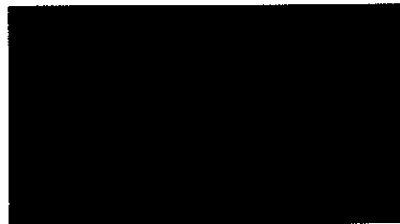
2 Baths

1412 Sq. Ft.

Qualifies for USDA

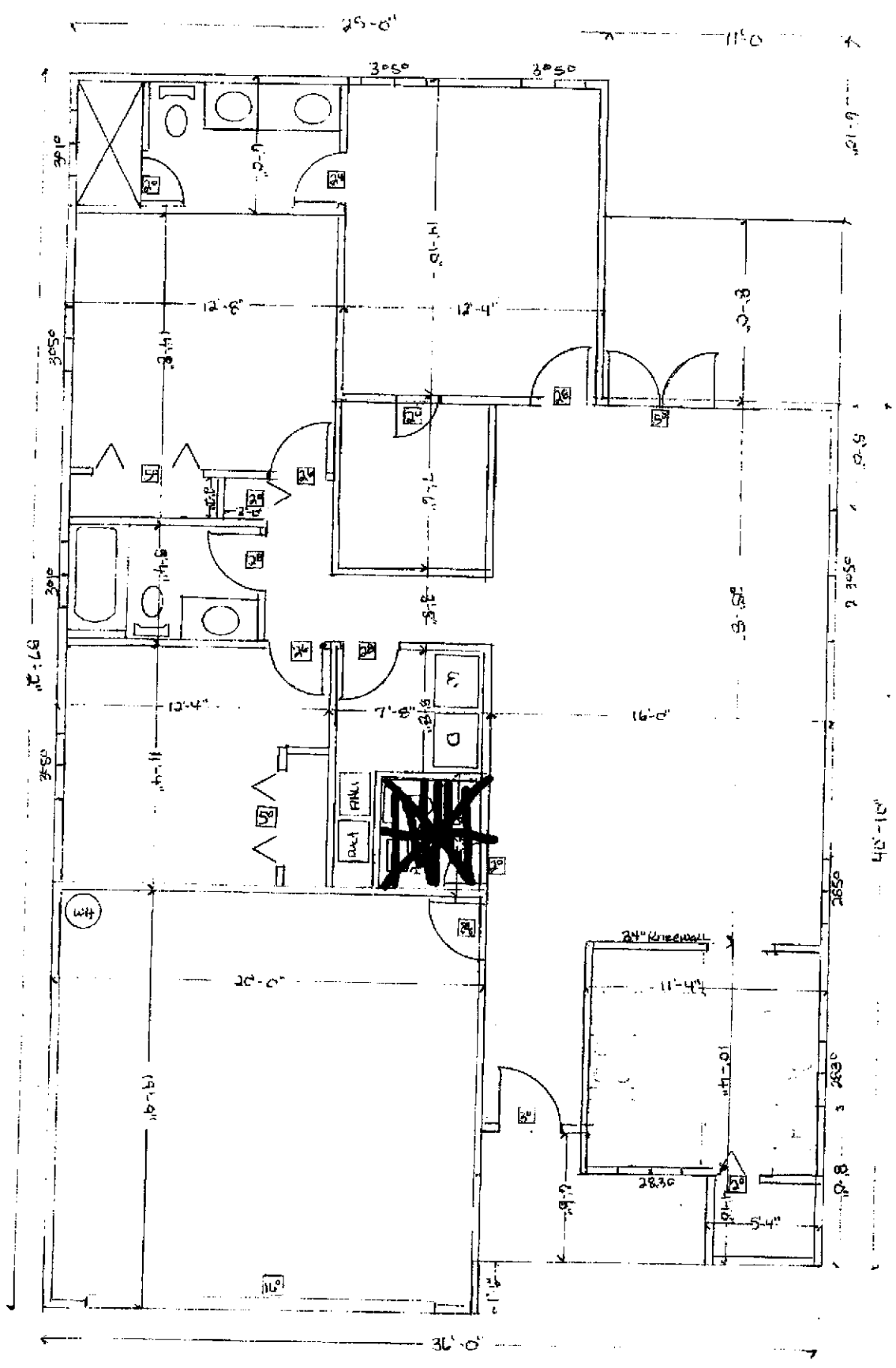
100% Loan

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#36 Oak View



Sapphire Builders

Blueberry Model



BASE PRICE

ONLY

\$169,900

3 Bedroom

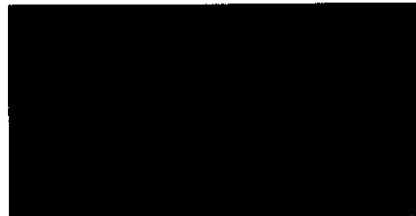
2 Baths

1449 Sq. Ft.

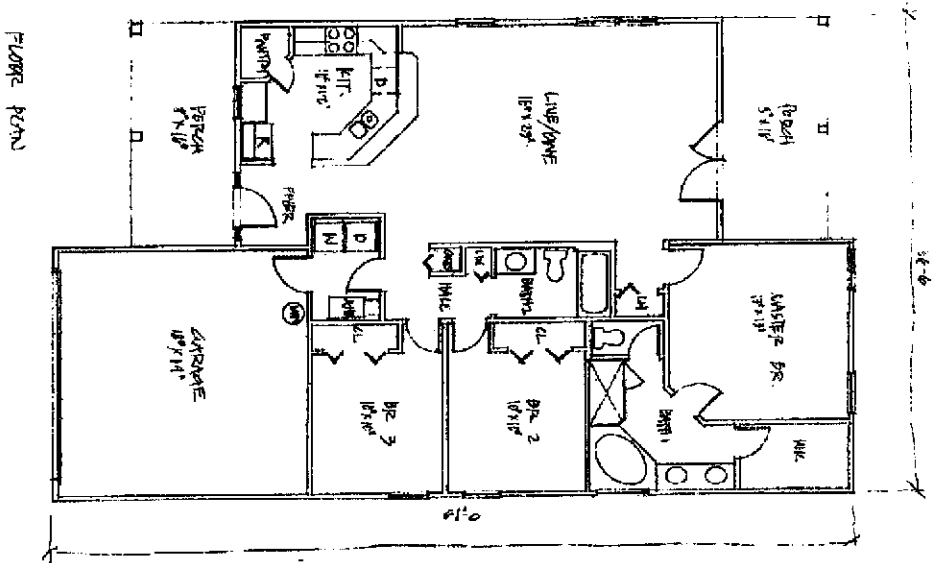
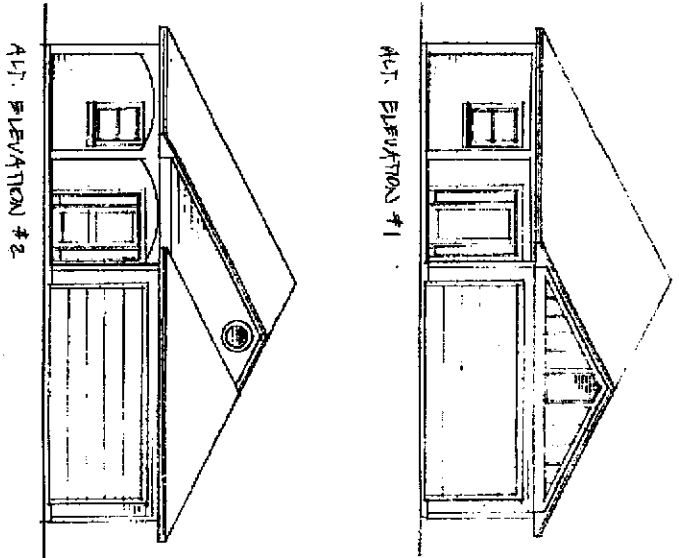
Qualifies for USDA

100% Loan

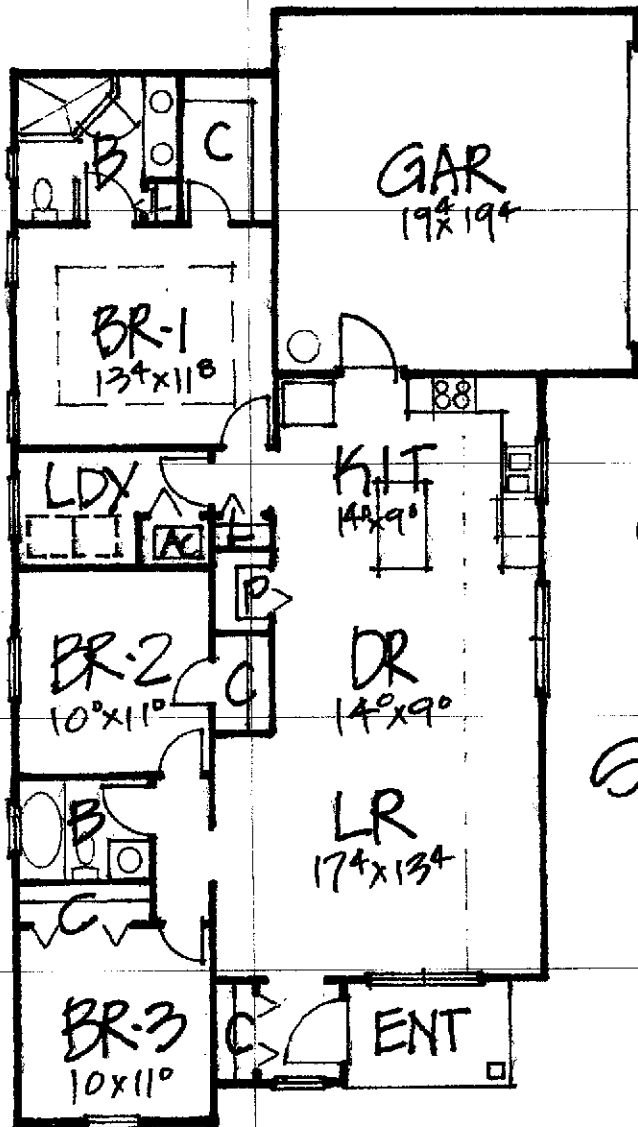
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BUEBERRY II
 THE ARCHITECTS
 4-27-15
 605-120

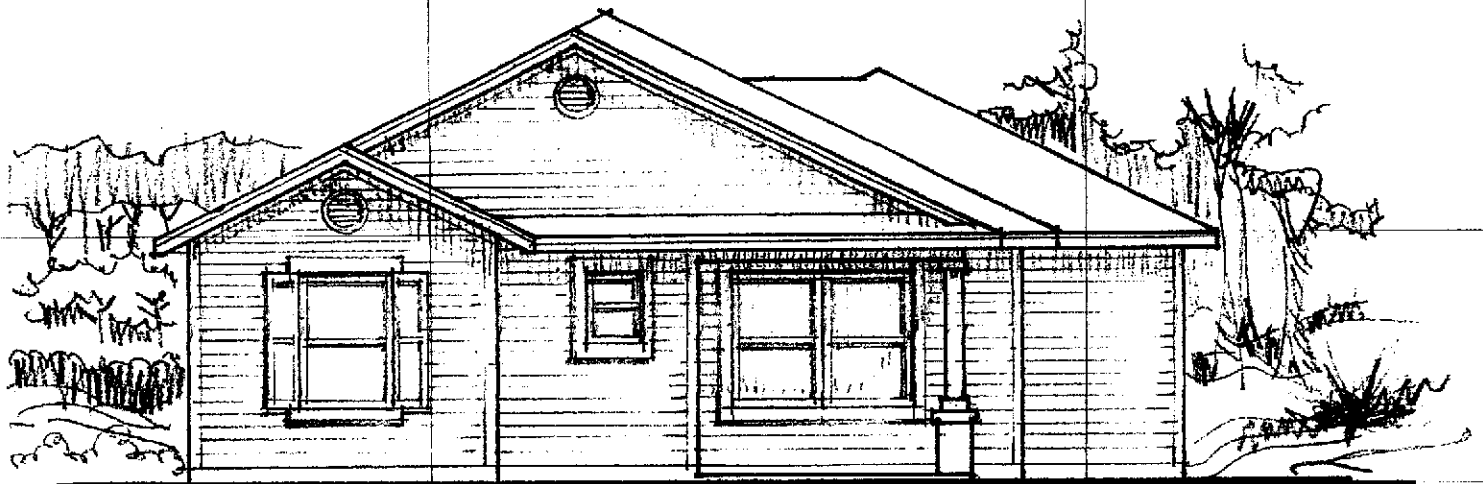


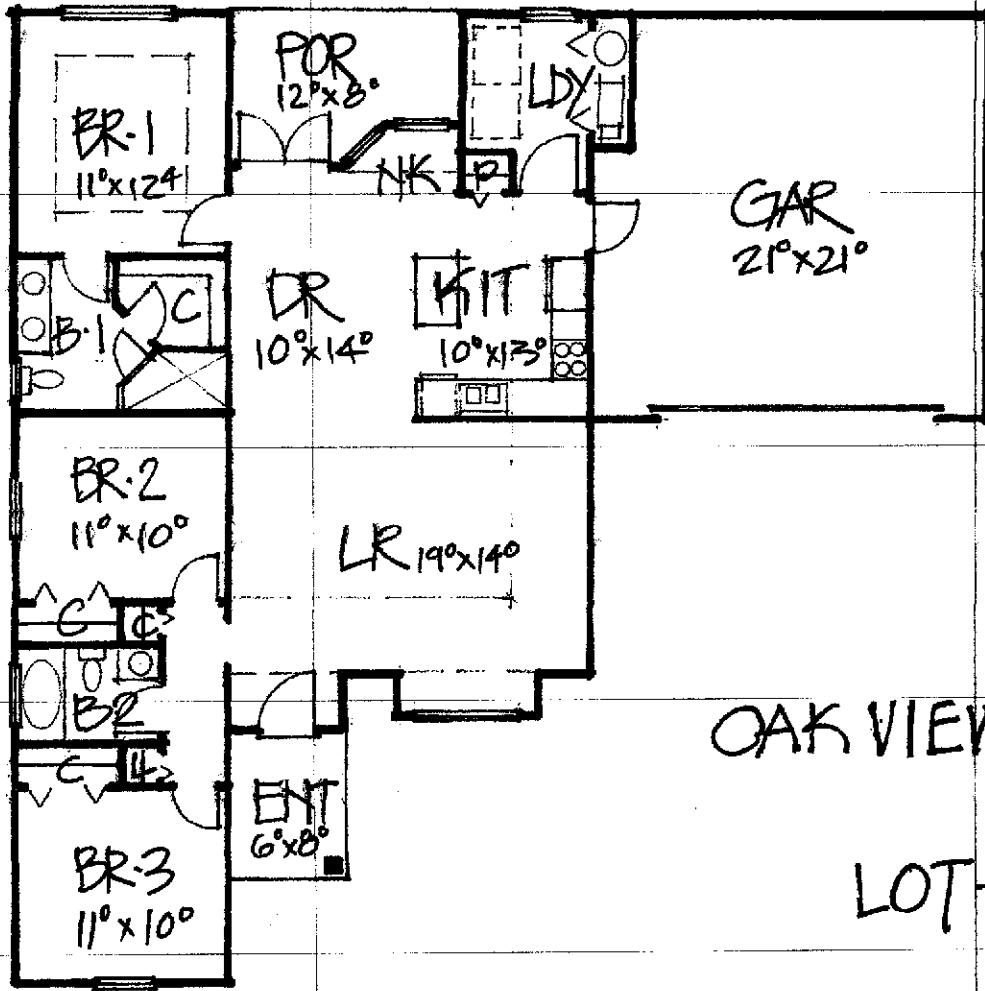
OAK VIEW VILLAGE

LOT-24 \$157,900

SAPPHIRE BUILDERS

HEATED AREA = 1307 SF.





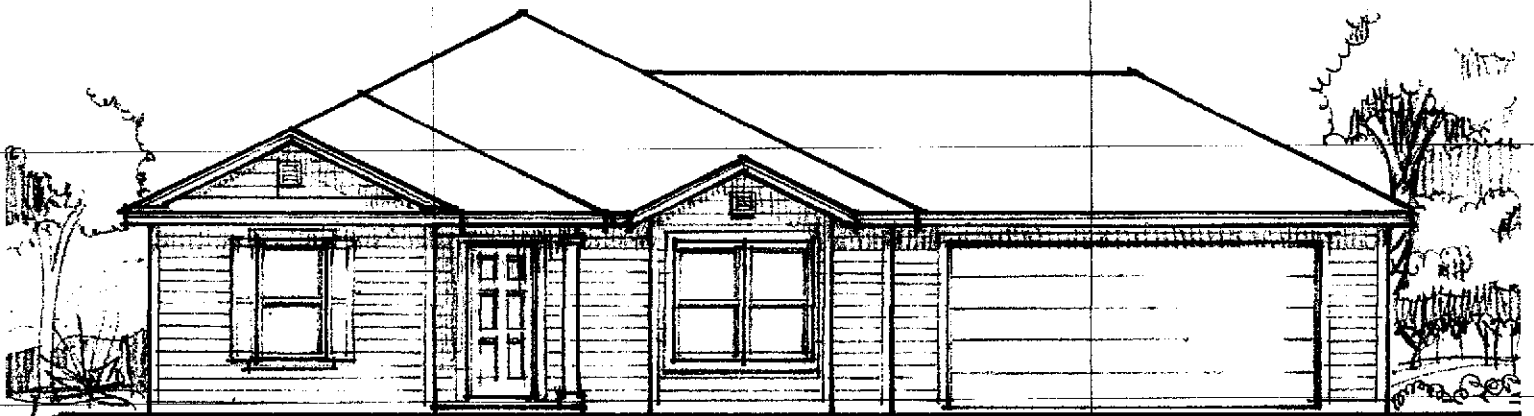
\$156,900

OAK VIEW VILLAGE

LOT-29

SAPPHIRE BUILDERS

HEATED AREA = 1305 S.F.



Oak View Village Available Upgrades

As of March 14, 2017

Granite Tops - (Builders Selections)

- Kitchen - \$4,000.00
- Baths - \$1,000.00

Back Screen Porch - \$1,200.00

Crown Molding (As seen in OVV Lot 1) - \$700.00

Garage Door Opener W/2 Remotes - \$365.00

Under Cabinet Lighting (Where Available) - \$1000.00

Tile Backsplash in Kitchen (Builders Selection) \$800.00

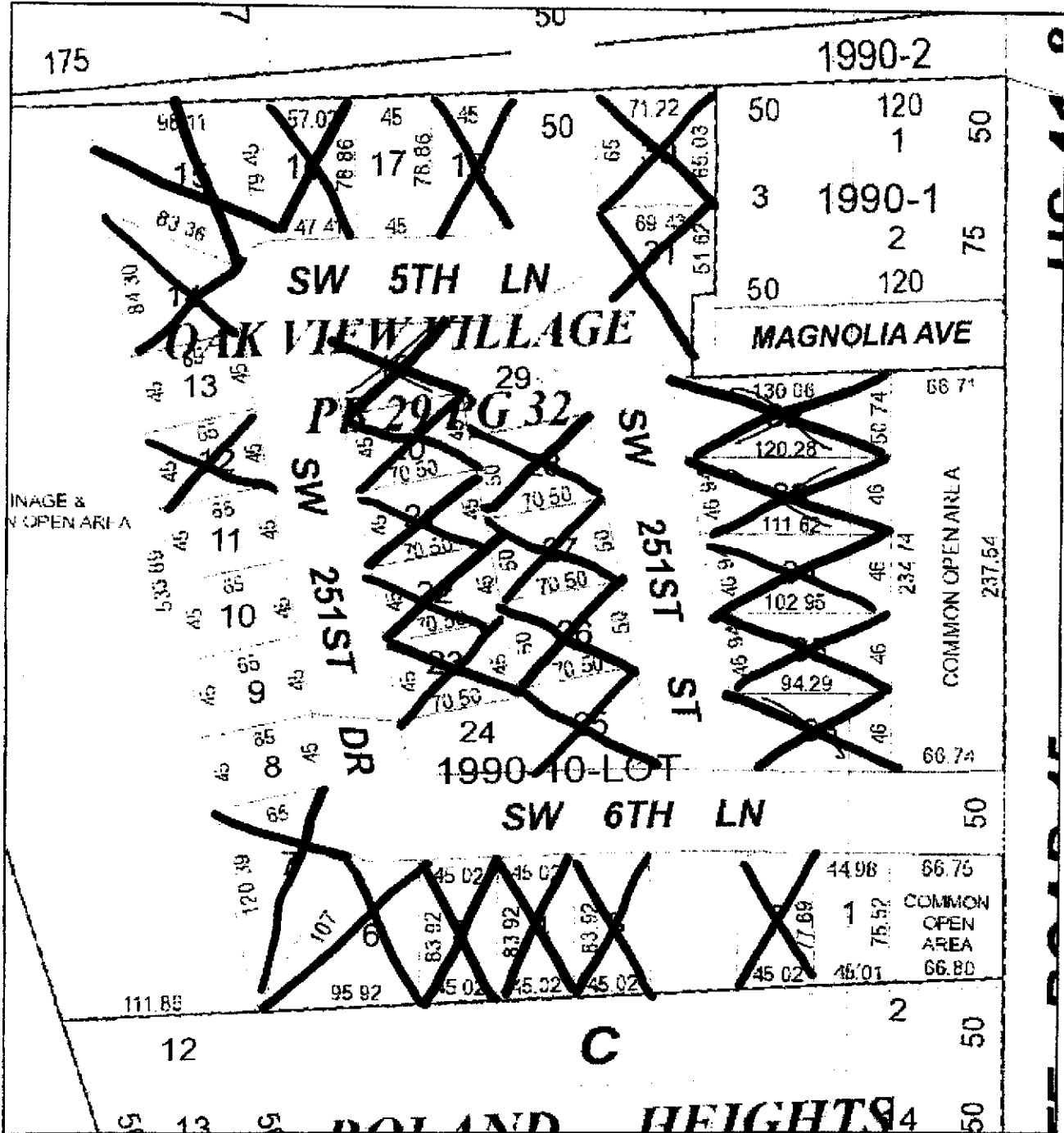
** Backsplash before cabinet + Countertops are ordered.

Prices Subject to Change

Sapphire Builders OAK VIEW VILLAGE
HOME PRICES WITH STANDARD FEATURES
Prices Effective May 1, 2017
Prices Subject to Change

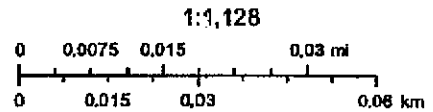
2% CLOSING COSTS PAID WITH PREFERRED LENDER!

PLAN#	BEDS/BATHS	Sq Ft	LOTS	AVAILABILITY	BASE PRICE	Proj. Completion
Blueberry	3BR/2BA	1449	1	Available	\$172,900	Complete
Hickory II	3BR/2BA	1310	8	Available	\$156,400	08/15/17
Hickory II	3BR/2BA	1310	10	Available	\$156,400	08/15/17
Oak	3BR/2BA	1304	22	Pending	\$151,900	05/30/17
Corner	3BR/2BA	1307	24	Available	\$157,900	07/30/17
Corner	3BR/2BA	1305	29	Available	\$156,900	07/30/17



February 24, 2015

Sections
Parcel Owner



ACPA
Alachua County Property Appraiser

Sapphire Builders – OAK VIEW VILLAGE REMAINING AVAILABLE LOTS
as of January 25, 2017

Lot #	Address	Status	Approximate Lot Size	Location	Lot premium
8	506 SW 251st Dr	Available	45' x 65', 2925 s.f.		-
9	492 SW 251st Dr	Pending	45' x 65', 2925 sq ft		
10	478 SW 251st Dr	Available	45' x 65', 2925 sq ft		-
11	464 SW 251st Dr	Pending	45' x 65', 2925 sq ft		
13	434 SW 251st Dr	Pending	45' x 65', 2925 sq ft		
24	25118 SW 6 th Ln	Available	21.28' x 70.50' 2757 sq ft	corner	
29	432 SW 251 st St	Available	26.56' x 66.86' 3466 sq ft	corner	

Oak View Village

Standard Features of

Sapphire Builders, LLC.

Foundation:

- Pre-treatment of soil under slab to prevent subterranean termites, with one year renewable termite contract
- 4" concrete monolithic slab with fiber mesh or woven wire mesh with moisture barrier as per plan

Exterior Features:

- Fiber-cementations horizontal lap siding, all sides
- Architectural shingles with 25 Year Manufacturer's warranty
- Ridge or off-ridge vents for attic ventilation
- Vinyl Low E insulated windows
- Front and rear covered porches on select models
- 2-car garage with concrete drive
- Ventilated aluminum soffits
- Raised panel steel garage door (some with windows)

Electrical System:

- Minimum 150 amp electrical panel, per plan
- Pre-wired for automatic garage opener
- Pre-wired cable TV outlets (4), CAT-5 wiring
- Exhaust fans in bathrooms
- Smoke detectors in all bedrooms and living area per code

Air Conditioning:

- Goodman or equivalent 13 seer or greater Heat Pump AC System

Interior Features:

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- Inside laundry room

Warranty

- 1 Year Builders Warranty

** Features and prices subject to change without notice