List the builder as Bridgwater Homes on the Gulf

Dimensions : Open Concept Kitchen, Dining and Den… 30 ft wide by 24 ft deep

Bedrooms #2, #3 are 13 x 13 with 4 x 5 closets

Master Bedroom is 13 x 14 with 4 x 7 closet

Total Living area is 1620 sqft…

Additional Comments:

1. We used closed cell, spray foam insulation beneath the subflooring… This feature is extremely important to protect the subfloors from the moisture that WILL buildup between the ceiling beneath the cabin (commonly called “The Underpin”) and the above subfloors… This has been a common problem at the beach and closed cell spray foam will minimize this situation from from becoming a problem.
2. We used 1 1/8” “AdvenTec” decking for our subfloors vs the 5/8” that most of the builders are using at the beach to cut their cost. This 1 1/8” decking not only produces a more solid feel when you walk on it, but more importantly, it actually stabilizes the entire cabin structure itself and minimizes the swaying of the cabin during high winds… This heavier decking is vastly superior to the 5/8” products… This decking is a special order product from Sea Side Lumber, they do not stock it because of the cost. It is almost twice the cost per sq ft of the 5/8” product.
3. The National Flood Insurance Program requires that the lowest floor joist is 15 ft above sea level, ours is 19.9 ft above sea level.
4. We used 3 coats of Sherwin-Willaims Extended Life paint on the exterior of the cabin.
5. The front door opens outward vs inward to keep wind driven rain from entering the cabin beneath the threshold which is a common problem for doors that open inward.
6. We have always been extremely meticulous in building our showers and tub surrounds, we take multiple steps to prevent future leaks. We use ½” hardi backer for the walls of the shower and when we install on the wall we make sure to seal all the joints and seams with Red Guard water proofing material. When we install the shower pan we fill it with water overnight to check for leaks prior to installing any of the tile.
7. The water-proof vinyl plank flooring is the best offered in the market place. Unlike the cheaper versions the one we use is by far the most stable in the industry when exposed to direct sunlight and heat and is engineered for heavy traffic. It is extremely easy to care for and the pattern and color we put in definitely has the “Driftwood” color that is so popular with beach houses… It also features the “Reclaimed Wood Floor” look that really gives it lots of character…
8. The widows are all “Double-Hung” which allows for easy cleaning of the outside of the windows without having to get a ladder to reach the windows to clean them properly from the ground…
9. All of the recessed lights are not the canned variety they are true recessed fixtures with LED bulbs.
10. Cabinets are all wood and custom made locally…

Everything else: double vanities, vaulted den ceiling, 5x5 walkin shower, spacious common area with open concept, 10 foot ceilings are all easily seen and recognizable, however the things I mentioned above (1-10 ) are not to most prospects and are really important features that will be appreciated in the long run.

Hopefully, this is useful information that will help us stand out above and beyond other opportunities offered to our prospects… They were things that were important to me in trying to build a better beach home.