



THE DOLPHIN

2 BEDROOM / 2 BATH

955 sq. ft.

23'8" x 40'
with Factory-Built Porch
7' / 10' x 23'8"



Please See Sales Specialist
For Updated Pricing.

DOLPHIN MODEL OPTIONS*



KITCHEN

- MSI Quartz - Market Value
- 2-Drawer Stack, Pot Drawer - \$350
- 4-Drawer Stack - \$150
- Pull out Trash Can in Base Cabinet - \$150
- 3-Door Pantry - \$300
- 4-Recessed LED Can Lights for Track Lighting - \$70 each (LED Lighting over Sink is Standard)
- 2-Dimmer Switches - \$50 Each
- White Cabinet Over Refrigerator with Extra Shelf - \$100
- Island Wainscoat/Bead Batten - \$60
- Prep for all Appliances - \$230

DINING/LIVING ROOM

- Built-In Credenza - \$750
- 6 ft. Sliding Glass Doors with High-Impact Windows - \$1,900
- Additional Window: 30"x60" - \$250
- Dimmer Switch - \$50
- 2-Recessed LED Can Lights - \$80 each
- Recessed Trey Ceiling - \$1,200

HALL BATHROOM

- ADA Single Lever Chrome Faucet - \$80
- Linen Closet in Hallway - \$350
- 60" Shower with Seat and Enclosure - \$300
- Premium WILSONART® Countertop - \$50
- Linen over Commode - \$95
- Acrylic Block Window 38" x 8" - \$250

GUEST BEDROOM

- Additional Window: 36" x 60" - \$300

MASTER BEDROOM

- Additional 24" Door Closet - \$400

MASTER BATHROOM

- Hi-Definition WILSONART® with Rolled Edge - \$280
- ADA-Single Lever Chrome Faucet - \$80 each
- 48" Shower with Tile Walls & Enclosure - \$1,210
- 3-Drawer Stack - \$200
- 6-Door Linen Cabinet - \$600
- Pocket Door - \$200
- Additional 24" Door Closet - \$400

BONUS ROOM

- Overhead Light - \$70
- Full Cabinet with Hardware - \$175
- Double Colonial Bi-Fold - \$450

GENERAL

- Tape & Textured Drywall with Seamless Ceiling (LR, DR, BRs, BAs & Hallway) - \$3,425
- 5" Crown Molding - \$360
- 12-High-Impact Windows with Mullions - \$700 each
- 13-Exterior Window Lineals - \$30 each
- Impact 3' French Door - Out Swing - \$1,900
- Fan Preps - 5 at \$75 each
- Door Chime - \$200
- TV/Phone Preps - 4 at \$25 each
- Upgraded Insulation 30-19-11 - \$895
- Factory-Built Porch - \$12,175
- 30 Low-Boy Water Heater - \$395
- 3-Way Switch - \$75 (Hallway)
- Vinyl Laminate Flooring - \$3,936
- W/P Receptacles - \$50 each at 3 add.
- Exterior Light with Switch - \$75
- Closet for Air Handler - \$500
- Exterior Lights 2 at \$75 each
- Lineals 13 at \$30

COLOR* SELECTIONS

PAINT

KITCHEN, LIVING ROOM, DINING ROOM, LAUNDRY, HALL BATH, MASTER BATH: Frosty White
MASTER BEDROOM, GUEST BEDROOM: Frosty White

CABINETS

KITCHEN: Standard White
BOTH BATHROOMS: Standard White

COUNTERTOPS

KITCHEN: MSI Quartz: Calcutta Laza
HALL BATH: Premium WILSONART® Cafe di Pesco

MASTER BATH: Hi-Defintion WILSONART® Spring Carnival

HARDWARE

K6144SN Throughout

BACKSPLASH/LIP

HALL BATH: Bright Canvas (Discontinued)
MASTER BATH: Brite Bone

FLOORING

Lifestyle Laminate - Coffee House Tan - Throughout

EXTERIOR SIDING

Plygem Clay

ROOF SHINGLES

Standard Shasta White

* As shown in the Leecorp Homes Model Center.
Subject to change without notice. 03/02/2023

* Quartz and granite will be at current market price.

* Appliances are the responsibility of the buyer, we recommend Bill Smith Appliances.

LEECORP HOMES ESTERO MODEL CENTER

20251 S. Tamiami Trail, Estero, FL 33928

239.498.2220 • 800.428.1318 • www.LeeCorpHomes.com

