



## THE MANATEE

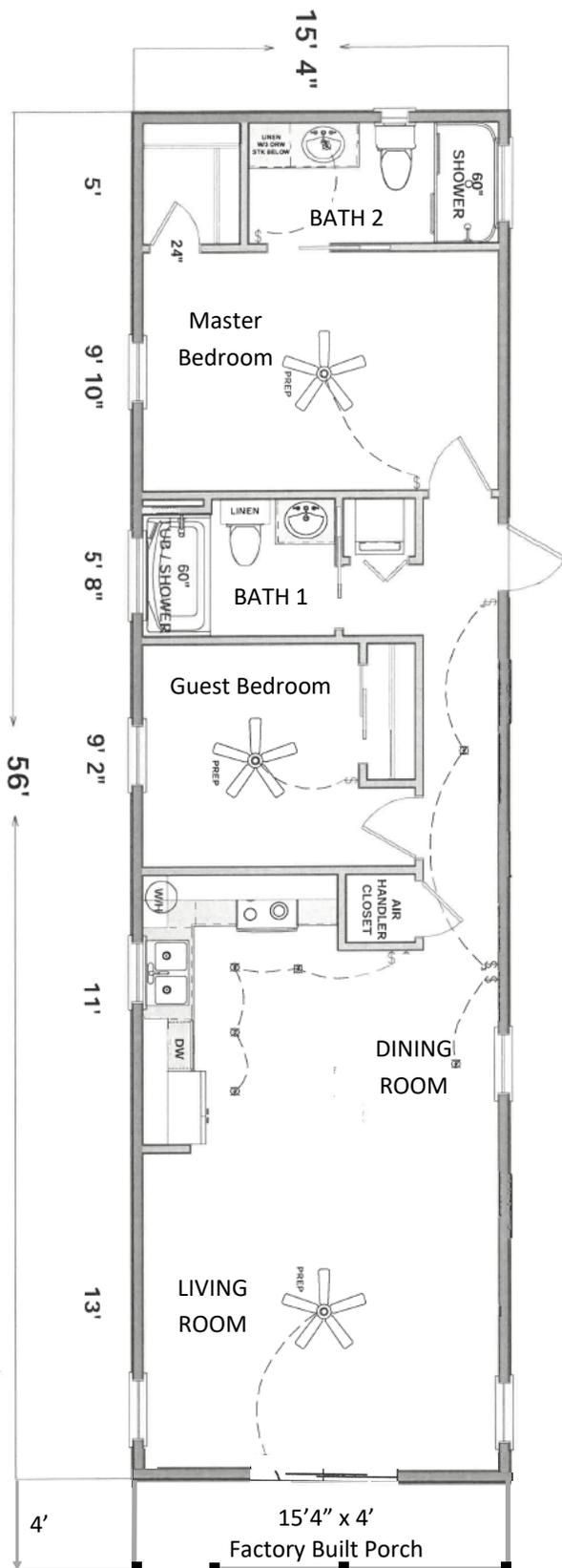
2 BEDROOM / 2 BATH

859 sq. ft.

15'4" x 56'

With Factory-Built Porch

15'4" x 4'



Sizes are approximate

PLEASE SEE SALES SPECIALIST FOR UPDATED PRICING

LEECORP HOMES ESTERO MODEL CENTER

20251 S. Tamiami Trail, Estero, FL 33928

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# MANATEE MODEL OPTIONS\*

## KITCHEN

- Stainless Steel Sink - \$90
- Moen Faucet - \$85
- White cabinets with 2<sup>nd</sup> shelf in O.H. - \$595
- Prep Appliances - \$230
- Garbage Disposal - \$100
- Premium Countertop/Lip - \$250

## LIVING ROOM

- 30" X 60" Window (2) - \$500

## HALL BATHROOM

- 38" x 8" Obs Window - \$250
- 30 x 80 Pocket Door - \$200
- China Sink - \$65
- Moen Faucet - \$60
- Linen Over Commode - \$95

## MASTER BATHROOM

- 38" x 8" Obs Window - \$250
- 30 x 80 Pocket Door - \$200
- Moen Faucet - \$60
- 60" Shower w/Seats & Upgraded Enclosure - \$700
- Drawer Stack- \$200

## GENERAL

- 6' Sliding Glass Door - \$900
- Host Beam - \$495
- Fan Preps - 3 at \$75 Each
- Upgraded Insulation 30-19-11 - \$895
- Wood Sills in Master Bath, Bedrooms, Dining, Kitchen, Living - \$225
- 2x8 Floor Joist - \$375
- Drawer Stack/Ball Bearing Full Extension Drawer Guides - \$100
- AH Closet - \$795
- Exterior W/P Recepts – 2 at - \$50
- Lineals - 12 at \$30 each
- T&T LR, DR, Hall - \$1,650
- T&T - Kitchen, Bathrooms, Bedrooms - \$325 per room
- 30 Gallon Low Boy Water Heater - \$395
- Recessed LED Can Lights (4) - \$70 each
- 3-Way Switch in Hall - 2 at \$75 each
- Single 2 Panel Bifold Door in Bonus Room - \$250
- Electrical Panel - Wood Door - \$95
- Exterior Cold Water Drops (2) - \$130
- 15'4" x 4' Front Porch - \$5,845
- Vertical Lap Siding on Porch (Bayou Blue) - \$495
- Vinyl Roll Goods Flooring Throughout - \$1,050

# COLOR SELECTIONS\*

**PAINT** Throughout - Alabaster

**BACKSPLASH** KITCHEN: Catch Ice (4x10)

HALL BATH: Catch Ice (4x10)

MASTER BATH: Catch Gray (4x10)

## COUNTERTOPS

KITCHEN: Premium Glacier Quartzite [5025K-22]

HALL BATH: White Cascade [5003-38]

MASTER BATH: Beachwalk [5044-60]

**CABINETS** White Wood

**FLOORING** LX-360 Vinyl

**EXTERIOR SIDING** Plygem Gray with vertical blue lap on porch end

**ROOF SHINGLES** Standard Shasta White

*\* As shown in the LeeCorp Homes Model Center. Subject to change without notice. 1.7.2026*

*\*Quartz and granite will be at current market*

*\*Appliances are the responsibility of the buyer, we recommend Bill Smith Appliances. (Garbage disposal is listed here as an upgrade.)*