THERE'S NO PLACE LIKE OUR HOME

WALKER HOMES

CRC057739

Cobia Series

1

Approximate Square Footage

LIVING	1221 SQ FT
GARAGE	411 SQ FT
LANAI	180 SQ FT
ENTRY	28 SQ FT
TOTAL	1840 SQ FT

Approximate Square Footage

LIVING	1381 SQ FT
GARAGE	411 SQ FT
LANAI	200 SQ FT
ENTRY	28 SQ FT
TOTAL	2020 SQ FT

2

©Copyright 2020 Walker Homes

Cobia Series

3

Approximate Square Footage

LIVING	1464 SQ FT
GARAGE	411 SQ FT
LANAI	200 SQ FT
ENTRY	28 SQ FT
TOTAL	2103 SQ FT

Approximate Square Footage

LIVING	1521 SQ FT
GARAGE	411 SQ FT
LANAI	435 SQ FT
ENTRY	28 SQ FT
TOTAL	2395 SQ FT

©Copyright 2020 Walker Homes

Silverking Series

Approximate Square Footage	
LIVING	1603 SQ FT
GARAGE	453 SQ FT
LANAI	232 SQ FT
ENTRY	28 SQ FT
TOTAL	2316 SQ FT

Approximate Square Footage	
LIVING	1603 SQ FT
GARAGE	453 SQ FT
LANAI	450 SQ FT
ENTRY	28 SQ FT
TOTAL	2534 SQ FT

Approximate Square Footage	
LIVING	1603 SQ FT
GARAGE	453 SQ FT
LANAI	450 SQ FT
ENTRY	135 SQ FT
TOTAL	2641 SQ FT

©Copyright 2020 Walker Homes

Yellowtail & Pompano

Approximate Square Footage

LIVING	1683 SQ FT
GARAGE	450 SQ FT
LANAI	280 SQ FT
ENTRY	122 SQ FT
TOTAL	2535 SQ FT

Approximate Square Footage

LIVING	1704 SQ FT
GARAGE	453 SQ FT
LANAI	265 SQ FT
ENTRY	94 SQ FT
TOTAL	2516 SQ FT

©Copyright 2020 Walker Homes

Blackfin

VISIT OUR MODEL HOME!

2415 W. Price Blvd, North Port, FL 34286 • M - SAT • 11AM - 4 PM

Approximate Square Footage

LIVING	1785 SQ FT
GARAGE	477 SQ FT
LANAI	280 SQ FT
ENTRY	72 SQ FT
TOTAL	2614 SQ FT

©Copyright 2020 Walker Homes

Wahoo

Approximate Square Footage

LIVING	1950 SQ FT
GARAGE	413 SQ FT
LANAI	269 SQ FT
ENTRY	42 SQ FT
TOTAL	2674 SQ FT

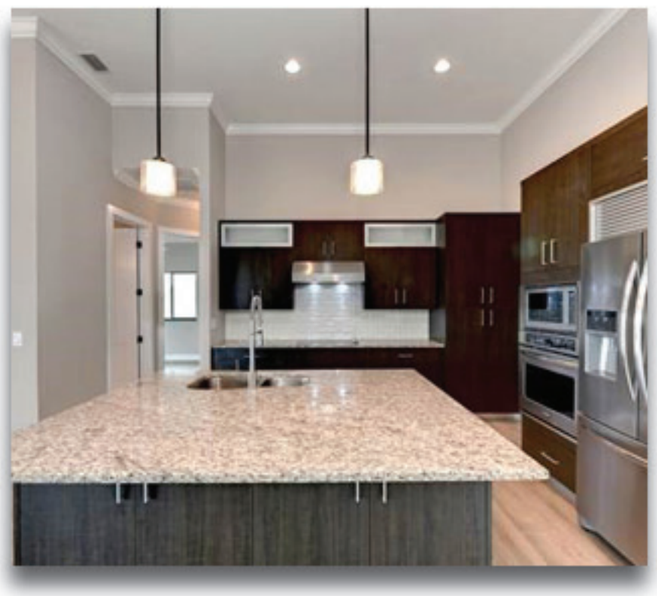
Yellowfin

Approximate Square Footage

LIVING	2127 SQ FT
GARAGE	451 SQ FT
LANAI	245 SQ FT
ENTRY	72 SQ FT
TOTAL	2895 SQ FT

©Copyright 2020 Walker Homes

Blue Marlin



Approximate Square Footage

LIVING	1951 SQ FT
GARAGE	725 SQ FT
LANAI	258 SQ FT
ENTRY	53 SQ FT
TOTAL	2989 SQ FT

Cubera

Approximate Square Footage

LIVING	2407 SQ FT
GARAGE	738 SQ FT
LANAI	285 SQ FT
ENTRY	115 SQ FT
TOTAL	3545 SQ FT

©Copyright 2020 Walker Homes

Custom Homes

©Copyright 2020 Walker Homes

THERE'S NO PLACE LIKE OUR HOME

WALKER HOMES

CRC057739

(Price List as of October 1, 2020)

Square Footage

Model	Living	Total	Home Price	Price w/ Pool
Cobia	*1221*	*1840*	*$215,900*	*$252,900*
Cobia 2	*1381*	*2020*	*$223,900*	*$260,900*
Cobia 3	*1464*	*2103*	*$227,900*	*$264,900*
Cobia 4	*1521*	*2395*	*$240,900*	*$277,900*
Silver King	*1603*	*2316*	*$238,900*	*$275,900*
Silver King 2	*1603*	*2534*	*$245,900*	*$282,900*
Silver King 3	*1603*	*2641*	*$255,900*	*$292,900*
Yellowtail	*1683*	*2535*	*$259,900*	*$296,900*
Pompano	*1704*	*2516*	*$259,900*	*$296,900*
Blackfin	1785	2614	*$270,900*	*$307,900*
Wahoo	*1950*	*2674*	*$280,900*	*$317,900*
Yellowfin	*2127*	*2895*	*$288,900*	*$325,900*
Blue Marlin	*1951*	*2989*	*$323,900*	*$370,900*
Cubera	*2407*	*3545*	*$377,900*	*$414,900*

All homes require 5% initial deposit. Construction financing and/or cash draw schedule to be approved by builder.

All new home packages come 100% complete excluding lot. List of standard features shown on back.

Basic pool packages start at $37,000. Standard pool is 12'x24' with 38'x20' deck.

+ Low pressure sewer systems require additional $6,000 added to contract price (i.e. South gulf cove/Rotonda Lakes, ect.)
++Prices subject to change without notice.

No real estate commission included in base price.

STANDARD FEATURES

ALL ENGINEERING (SITE DESIGN & PLAN/STRUCTURAL DESIGNS)

SOIL TESTING/COMPACTION

HVAC LOAD CALCULATION DESIGN FEES

TERMITE PROTECTION

ALL REQUIRED SURVEYS (1) 80x125 LOT

ALL PERMITTING FEES (CHARLOTTE COUNTY/NORTH PORT)

ALL COUNTY/CITY/STATE IMPACT FEES (CC/NP)

LOT CLEARING/FILL/GRADING/SITE WORK (BASED ON 10,000SQFT LOT)

ALL SEPTIC/SEWER/CITY WATER & WELL FEES (EXCLUDES LPS SYSTEM)

10 YEAR MANUFACTURERS WARRANTY ON HVAC

1 YEAR FULL WARRANTY WITH 10 YEAR BONDED BUILDER'S WARRANTY

CONCRETE CULVERT PIPE UNDER DRIVEWAY

WOOD WALL STUDS 16" ON CENTER

ENGINEERED ROOF TRUSS SYSTEM WITH NO WEB BRACING

SPRAY FOAM INSULATION WITH TUFF-R BLOCK INSULATION

CONCRETE BLOCK CONSTRUCTION WITH MONOLITHIC SLAB & STEEL REINFORCED LINTEL BEAM ENGINEERED TO WITHSTAND 160 MPH WINDS

200 AMP OVERHEAD ELECTRIC SERVICE

30 YEAR FUNGUS RESISTANT DEMENSIONAL ROOF SHINGLE

ALUMINUM VENTILATED SOFFIT & GUTTERS

16X7 RAISED PANEL IMPACT GARAGE DOOR WITH ½ H.P. BELT DRIVE OPENER WITH BATTERY BACK UP & KEYPAD

IMPACT WINDOWS AND DOORS (NO SHUTTERS REQUIRED)

FULLY SODDED & LANDSCAPED LOT

BUILDERS RISK INSURANCE DURING CONSTRUCTION

GUTTERS/DOWNSPOUTS OVER ENTRY

PRE-CAST CONCRETE WINDOW SILLS

FIBERGLASS SCREENS ON ALL WINDOWS

LOW MAINTENANCE EXTERIOR PAINT

WEATHER PROOF EXTERIOR OUTLETS (FRONT & BACK)

EXTERIOR COACH LIGHTING

SCREENED UNDER ROOF LANAI

STAINLESS STEEL APPLIANCE PACKAGE (FRENCH DOOR REFRIGERATOR W/ ICE MAKER, 30" ELECTRIC SMOOTH TOP RANGE, 1.7 cf 1000W OVER THE RANGE MICROWAVE, & 24" 3 CYCLE DISHWASHER)

TILED KITCHEN BACKSPLASH

ALL WOOD SOFT CLOSE CABINETS

STAINLESS STEEL UNDERMOUNT KITCHEN SINK

BRUSHED NICKEL MOEN GENTA PLUMBING FIXTURES

6X24 WOOD LOOK TILE THROUGHOUT THE ENTIRE HOME

FRENCH DOORS/POCKET SLIDERS PER PLAN

COFFER CEILING PER PLAN WITH CROWN MOLDING

VAULTED CIELINGS IN MOST PLANS

SCHLAGE LEVER DOOR HARDWARE

TILED SHOWER SEAT IN OWNER'S BATH IN MOST MODELS

SHOWER/BATH TILE TO CEILING WITH LISTELLO ACCENT TILES

MARBLE WINDOW SILLS

GRANITE OR QUARTZ COUNTERTOPS IN KITCHEN & BATH WITH UNDER MOUNT SINKS

WIRE VENITLATED SHELVING IN ALL CLOSESTS & LAUNDRY

3/8" FRAMELESS SHOWER GLASS ENCLOSURE PER PLAN

DECORATOR LIGHTING PACKAGE WITH CEILING FANS IN EACH ROOM

AIR CONDITIONED LAUNDRY ROOM

COLONIAL BASE AND TRIM MOLDING

KNOCKDOWN TEXTURE INTERIOR WALL FINISH

FIVE PANEL SHAKER STYLE DOORS

16 SEER AC UNIT RECESSED IN GARAGE

WALL MOUNT LAUNDRY TUB

FREE STANDING TUB IN MOST MODELS

PULL DOWN ATTIC ACCESS IN GARAGE

PROGRAMMABLE THERMOSTAT

PPG SATIN FINISH WASHABLE PAINT

SMOKE DETECTORS PER CODE

PREWIRED FOR PHONE/CABLE

THREE HINGES ON ALL DOORS

40 GALLON QUICK RECOVERY WATER HEATER

RECESSED LIGHTING

2" FAUX WOOD BLINDS

ALL PRICING IS BASED ON (1) 10,000 SQFT PROPERTY LOCATED IN CHARLOTTE COUNTY OR CITY OF NORTH PORT. LARGER PROPERTIES, PROPERTIES IN FLOOD ZONES OR LOW LYING AREAS, OR IN OTHER COUNTIES/CITIES MAY INCUR ADDITIONAL COSTS. HOMES IN CERTAIN AREAS MAY HAVE ADDITIONAL REQUIREMENTS PART OF HOA OR DEED RESTRICTIONS. ENVIROMENTAL FEES SUCH AS SCRUB JAY OR GOPHER TORTIOSE REMOVAL MAY APPLY TO CERTAIN PROPERTIES PER COUNTY/CITY.

Frequently asked questions:

How long has Walker Homes been in business? We opened our doors in 1999 and have built over 1500 homes in the area.

How long does it take to build a Walker home? From contract to completion you're looking at approximately 10-12 months.

I have my own lot. Do you build on my property? Yes we do! We build on your lot or ours. Keep in mind our prices are based on a standard 80x125 (10,000 sqft) parcel. Prices may vary depending on your lot size, shape, elevation, and location.

I don't own property. Do you have lots available? Yes we do! Check with your sales representative for our current list of available properties. We also have access to the MLS and can assist you with the purchase of a lot.

What do you require to get started? Unless you're purchasing one of our homes in progress or paying cash we require you to obtain a construction loan to fund your project. We also require a deposit at time of contract. 3.5% for FHA mortgages and 5% for Conventional mortgages and cash transactions. Ask your sales representative for the list of recommended financial institutions that provide construction loans.

Can we customize our Walker home? Absolutely! Cosmetically we allow you to choose from our wide-ranging variety of selections. Structurally we give you the opportunity to modify our existing floorplans and we also have the ability to create a 100% custom home.

Do you offer a warranty? Yes ,we do! Your brand new home will come with a 1 year builder's warranty, 2 year warranty on your mechanicals (HVAC, plumbing, electrical, etc) and a 10 year structural warranty to protect you from catastrophic defects. This warranty is included in the price of your home and backed by Centricity Warranty Group.

THERE'S NO PLACE LIKE OUR HOME

WALKER HOMES

CRC057739

BLACKFIN MODEL HOME
2415 W. Price Blvd, North Port, FL 34286
M-S • 11 - 4 PM

941-830-8151
www.mywalkerhome.com
facebook.com/mywalkerhome

©Copyright 2020 Walker Homes