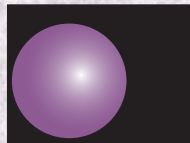




COOPERS CREEK
Mayor



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Barrier-Free Homes

GTC Homes is one of a handful of builders who custom design and build Barrier-Free, or “Universal”, homes to meet the needs of differently-abled home buyers. The modifications are minimal and most often don't affect the resale value.

The GTC Homes ranches are readily adaptive for Barrier-Free modifications. At first glance, Barrier-Free homes don't appear much different from a standard home. Often, because the differently-abled person shares the shelter with other family members, we create design compromises.

Though specifics vary from case to case, a house built for someone in a wheelchair will have wider halls, sidewalks and doors. The cabinets and light switches will be lower, and the shower bigger and easier to enter. The kitchen counter may be standard height, but the breakfast bar extending from it may be lower. The wide halls and bigger doors will also give the house a more open appearance, which is in line with current building trends.

Barrier-Free homes have been around for a while, but unlike totally modified homes for differently-abled home buyers - with dropped counters, appliances and cabinets - a Barrier-Free home is more of a middle ground.

The staff at GTC Homes provides undivided attention to detail and the special needs of our differently-abled homebuyers. We consult the buyer during every step of the building process, to assure that the modifications are an exact fit to their needs.

For more information on our Barrier-Free homes, please contact us.



Our Story

GTC Homes is a Sister company of Caruana Homes, Inc., is owned by Gary Caruana and employs the same great team as Caruana Homes. Gary's team is dedicated to building quality custom homes that meet the needs of our valued homebuyers. Gary and his team have a history of over 20 years together and it is evident in the product they build and the awards they have won for their superior custom homes. Gary is a second generation builder who has 35 plus years of experience that have given him a special understanding of what makes quality and value in a home.

Our dedication to quality and value means we start with innovative floor plans that treat living space in interesting new ways. Then we build your dream home to make it practical to live in as well as beautiful. But we don't stop there, our follow-up service is second to none and we back it all up with a homeowner's warranty program to make the living easy for years to come.

When it's time to build your dream home, come to the people who can make yours a dream come true.



A handwritten signature in black ink that reads "Gary T. Caruana".

Gary Caruana
President

(757) 306-7700



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References Available Upon Request



Included Features

Cooper's Creek Manor

EXTERIOR FEATURES

- ◆ Brick exterior
- ◆ 30 year architectural algae-resistant roof shingle
- ◆ Vinyl insulated windows
- ◆ Wrought iron front porch railings
- ◆ Front door and sidelight upgrade (Allowance \$1000)
- ◆ Sodded front yard
- ◆ Aluminum gutters & downspouts
- ◆ Two car garage
- ◆ Sidewalk to garage people door (rear or front location)
- ◆ Garage door glass windows
- ◆ Weatherproof outlet on front & rear
- ◆ Front and rear outside faucets

INTERIOR FEATURES

- ◆ Levered door knobs
- ◆ Satin nickel or brass hardware
- ◆ Painted woodwork throughout
- ◆ Plaster walls with smooth finish in kitchen, dining room, and baths
- ◆ Raised panel interior doors
- ◆ Crown moldings in dining room
- ◆ Gas fireplace with tile surround and glass enclosure in family room
- ◆ Vinyl coated ventilated shelving in all closets
- ◆ Wall to wall carpet
- ◆ Hardwood or tile flooring in foyer
- ◆ Two tone paint
- ◆ Pre-wire and install 4 ceiling fans
- ◆ Custom lighting (allowance \$2000)
- ◆ Recessed light over kitchen sink, fireplace niche, tub, & shower in master bathroom
- ◆ Tray or step ceiling in master bedroom
- ◆ Finished garage with pre-wiring for garage door opener
- ◆ Step or swirled plaster ceiling in dining room

KITCHEN AND BATHS

- ◆ Custom built wood cabinets throughout
- ◆ Porcelain or stainless steel double sink in kitchen with garbage disposal
- ◆ Custom kitchen appliance package (Allowance \$2000)
- ◆ Dupont corian or granite counter tops in choice of colors for kitchen
- ◆ Cultured marble bath tops & sinks (Allowance \$1500)
- ◆ Easy clean fiberglass tubs and showers
- ◆ Washer and dryer hook-up boxes
- ◆ Deluxe master bath with whirlpool tub
- ◆ Quality Delta faucets throughout
- ◆ Ceramic tile flooring in all bathrooms, utility entrance, utility room and kitchen
- ◆ Elongated bowl toilets in all bathrooms
- ◆ Full vanity mirrors in bathrooms

ENERGY SAVING & SECURITY

- ◆ High efficient A/C
- ◆ Natural gas warm air furnace
- ◆ Quick recovery gas hot water heater
- ◆ Termite prevention treatment
- ◆ Smoke detectors
- ◆ Insulated metal exterior entry doors
- ◆ Polyseal air inflation sealant
- ◆ Insulated vinyl windows with screens
- ◆ HW-10 homeowner's warranty program
- ◆ Thermostatically controlled attic fan
- ◆ Two-zoned HVAC – two story models
- ◆ Security system outlet in closet
- ◆ House wrap

Your personal taste and touch can be easily incorporated into your new home.



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Updated 05/08

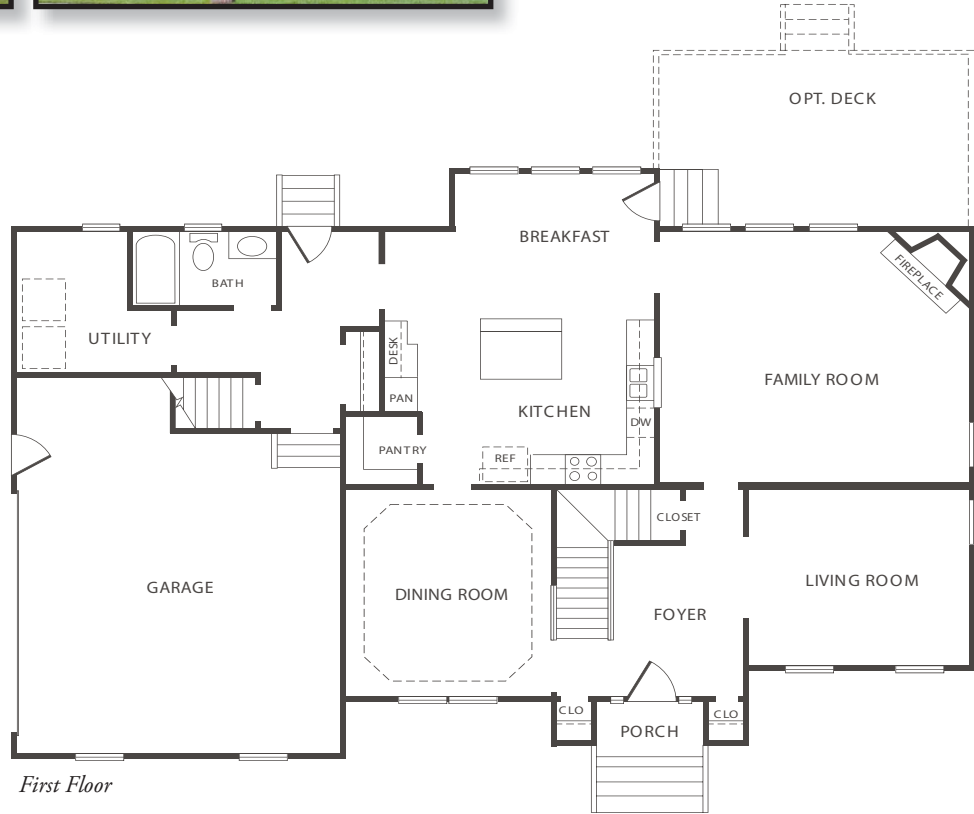


Cypress

4 bedrooms

This brick two-story home features timeless elegance with four bedrooms, three full bathrooms, a large eat-in kitchen and a formal dining and living room. The grand entrance boasts a high foyer or, if you choose, a loft overlooking the foyer area. The spacious master suite offers pure elegance. This home is a must see!

Approximate square footage: 3,320



First Floor



Second Floor



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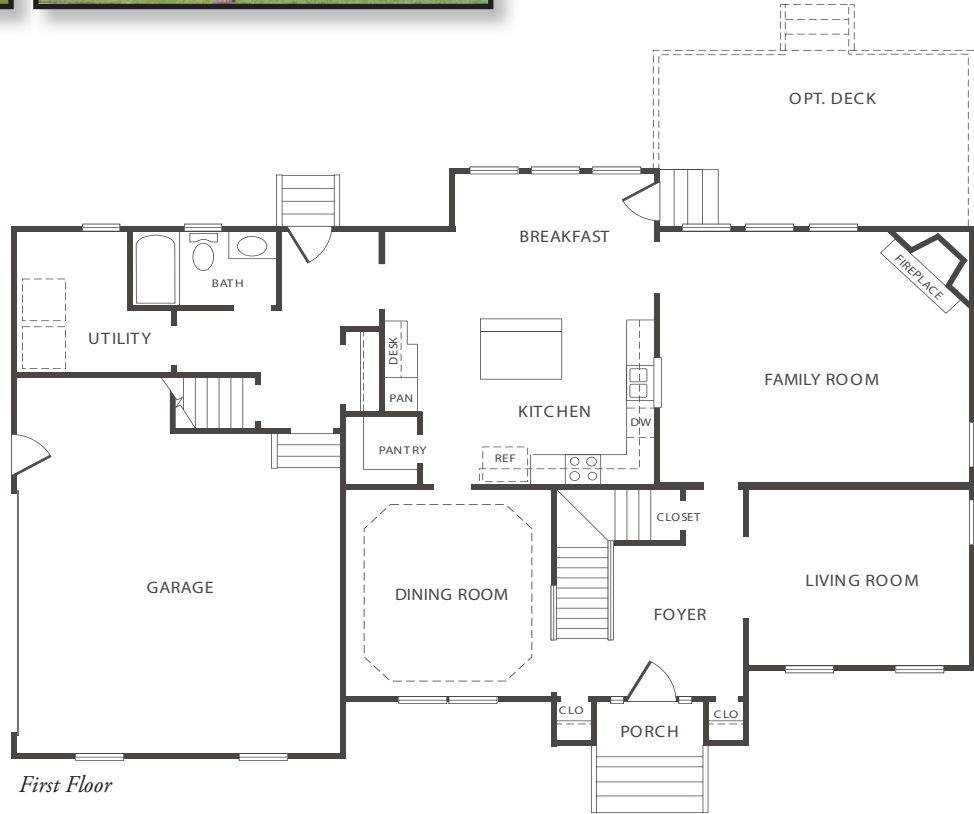


Cypress

5 or 6 bedrooms

A beautiful brick two story home that can expand to suite your needs. Up to six bedrooms and three full baths, allowing you to create a home tailored to your tastes. This classic home features space and comfort for a large family, with formal rooms, a luxurious master suite and bold elegance.

Approximate square footage: 3,320 and 3,475



First Floor



Second Floor



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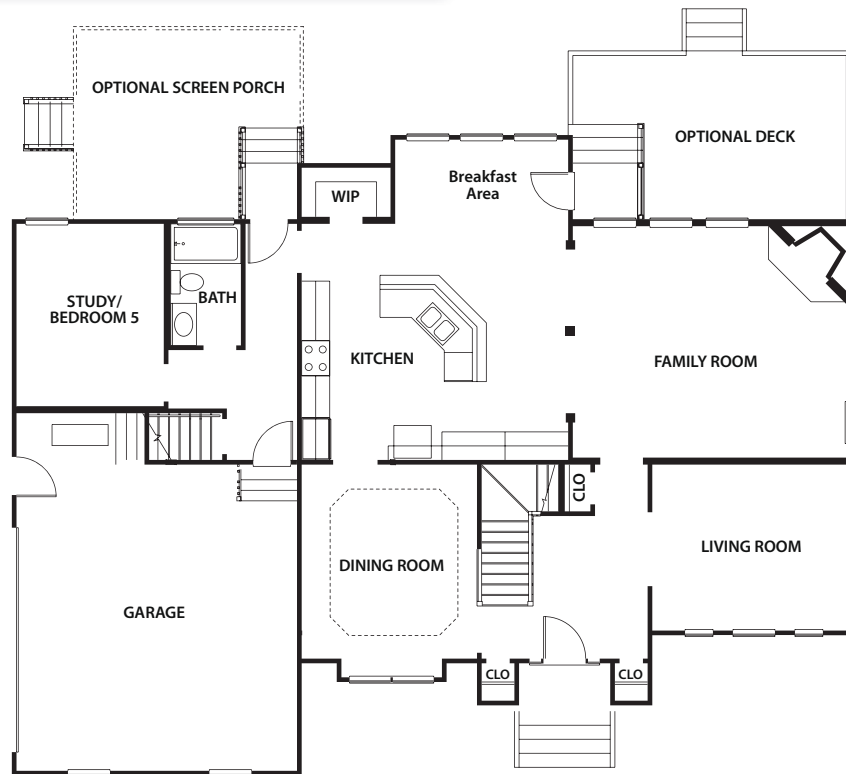
Updated 05/08

Cypress II

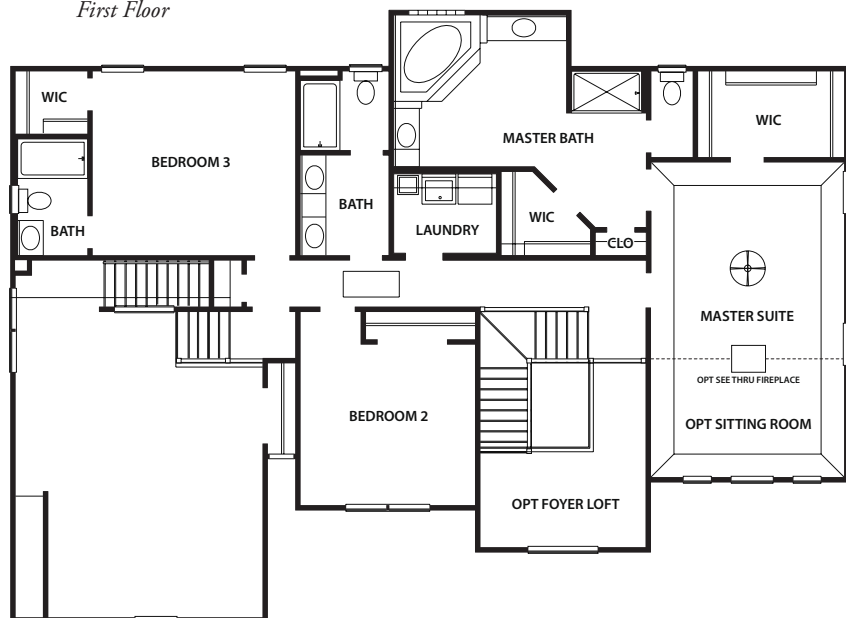


Live large in this spacious brick two story home that boasts an upstairs laundry room where you need it. Six bedrooms and four full baths. This sophisticated home features style and comfort for a large family, with a grand entrance, a dramatic sun filled kitchen and family room, a luxurious master suite and timeless elegance.

Approximate square footage: 3,863



First Floor



Second Floor



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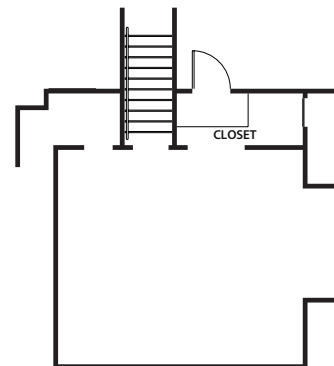
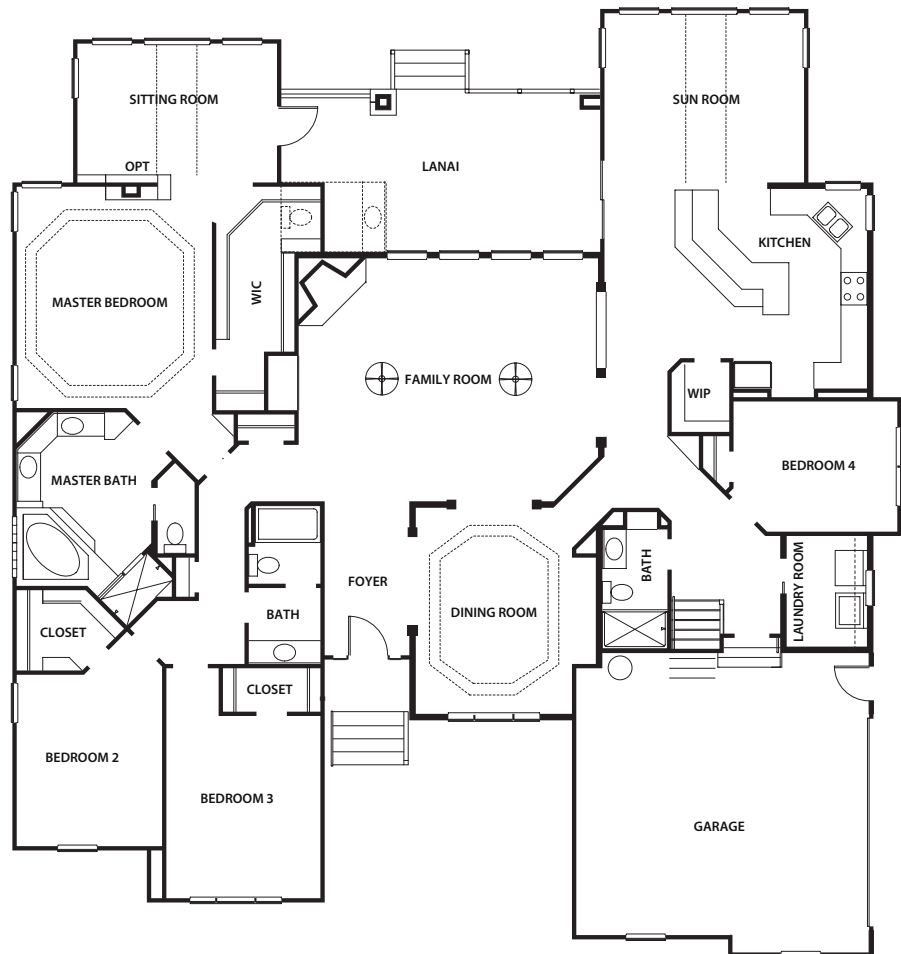
Updated 05/08



Magnolia

The classic Caruana Ranch redefined for luxury and comfort with a contemporary design featuring an enormous kitchen and keeping room, a luxurious master suite with a sitting area, soaring ceilings, a covered lanai on the back of the house and the attention to detail that you expect from a GTC Homes Home. A five bedroom, three bath, two car garage brick ranch boasts bold new ways of designing living spaces with luxurious appointments and timeless elegance.

*Approximate square footage:
3,540*



Room Over Garage



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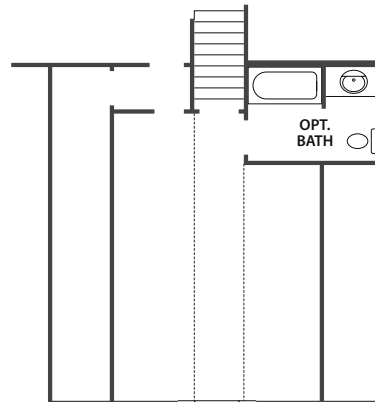
Updated 05/08



Magnolia I

This elegant, classic ranch is designed for luxury and comfort. The brick, three bedroom, two bath ranch features a luxurious master suite, open floor plan, a study, a separate laundry room, a bonus room over the garage and an optional half bath in the utility hall. This flexible floor plan allows you to create your own unique home.

Approximate square footage: 2,800



Room Over Garage



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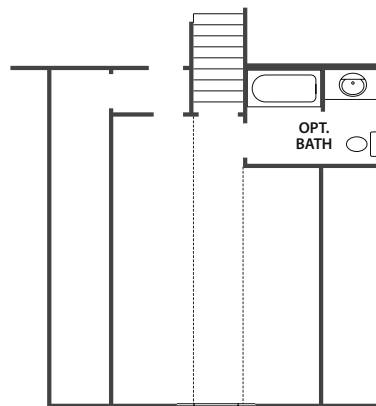
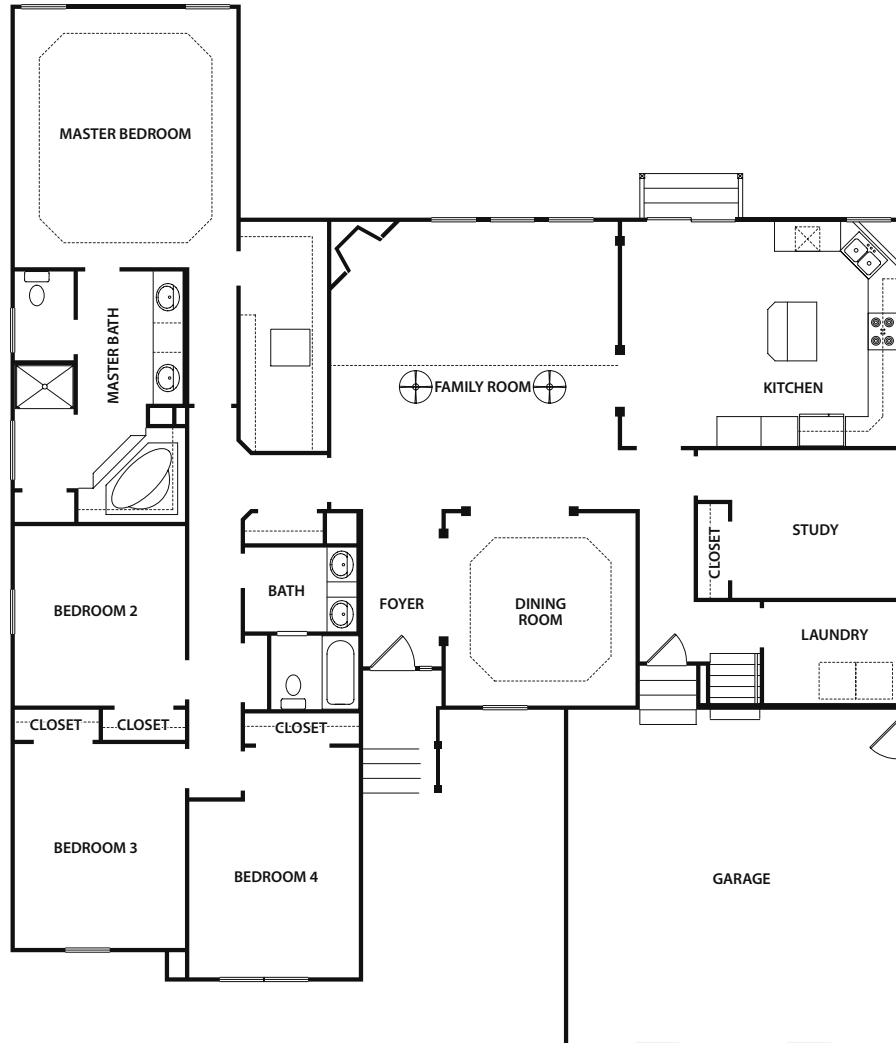
Updated 05/08

Magnolia II



This classic ranch is designed for luxury and comfort. The brick, four bedroom, two bath ranch features a luxurious master suite, open floor plan, a study, a laundry room, an optional bonus room over the two car garage and an optional half bath in the utility hall.

Approximate square footage: 2,950



Room Over Garage



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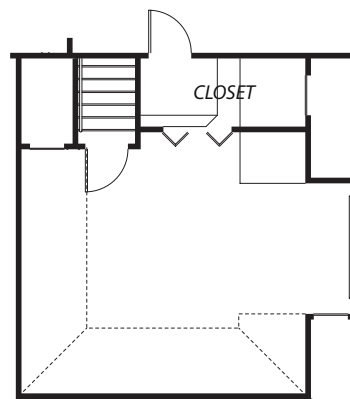
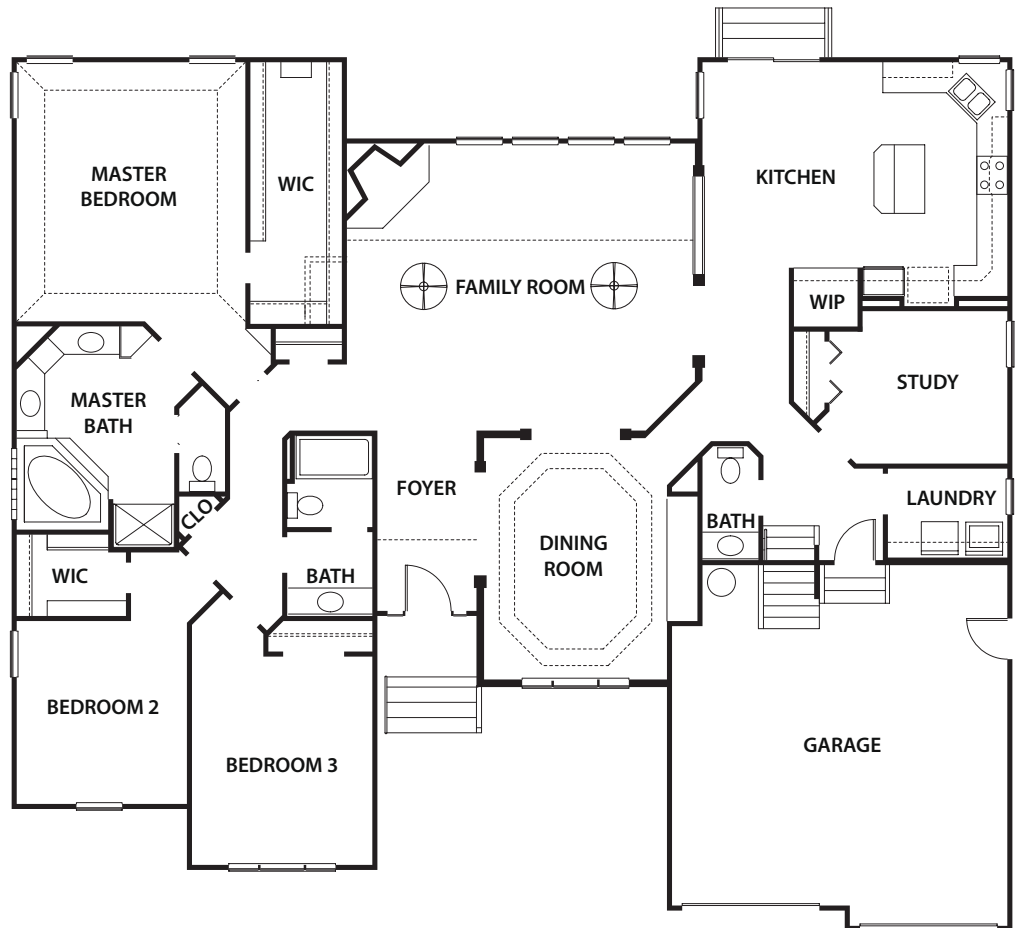
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Magnolia III

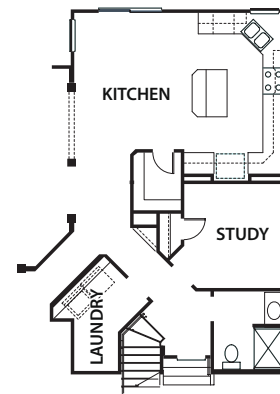


Another timeless classic Caruana Ranch with soaring ceilings, wide open flowing rooms, and a flexible floor plan that can create a unique home with your style and comfort in mind. Luxurious and classic design make the brick home warm and inviting, featuring a lavish master suite with a large walk-in closet, exquisite dining room, three bedroom, two and a half baths, and a bonus room over the garage.

Approximate square footage: 3,000



Room Over Garage



Optional Full Utility Bath



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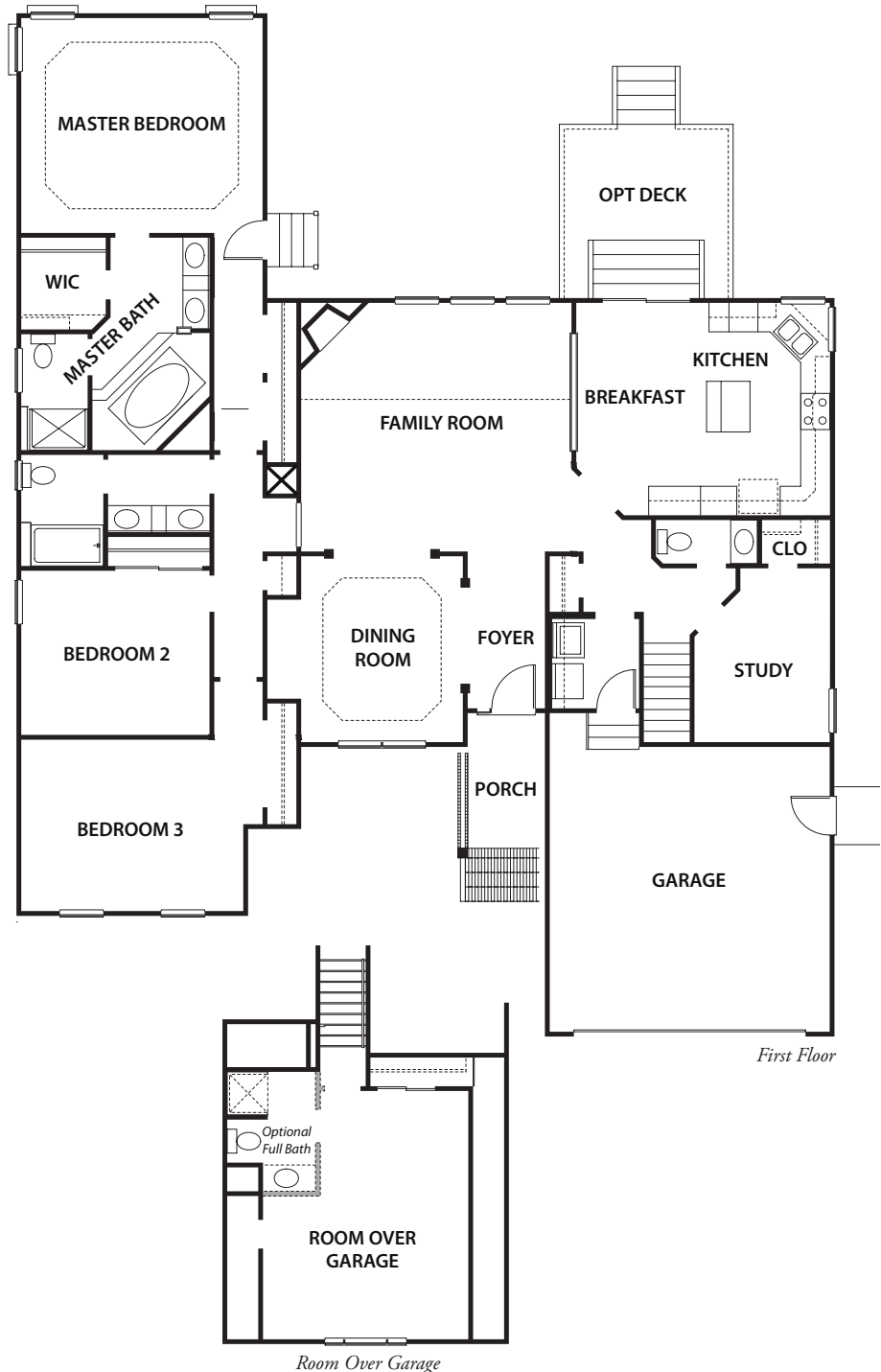
Updated 09/08

Maple II



A beautiful ranch with rooms that flow from one to another, creating a sumptuous home with style and comfort in mind. The brick ranch is bold and impressive with soaring ceilings, four bedrooms, two and a half baths with the option for a third full bath and bonus room over the two car garage. A flexible floor plan allows you to create a home just for you.

Approximate square footage: 2,630



First Floor

Room Over Garage



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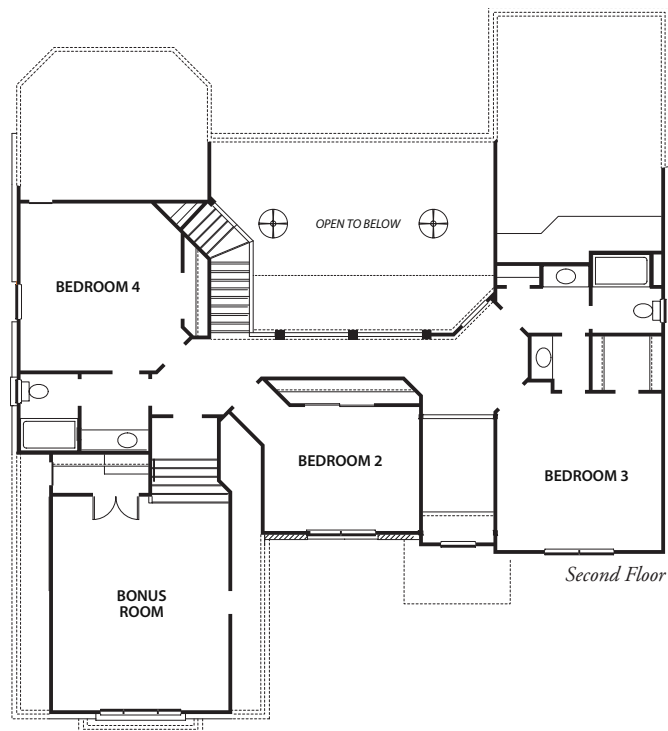
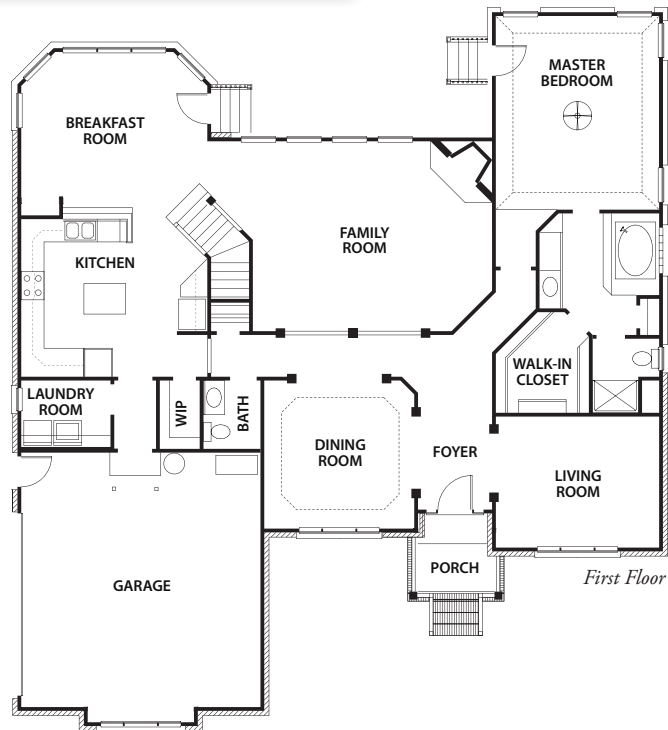
Updated 05/08



Meadowridge

Where style meets function with a floor plan to suit your needs. This two story brick home features wide open living spaces, soaring ceilings, a first floor master suite and formal rooms. Upstairs features four bedrooms and another huge master suite can be added. Two full baths and a two car garage.

*Approximate square footage:
3,233*



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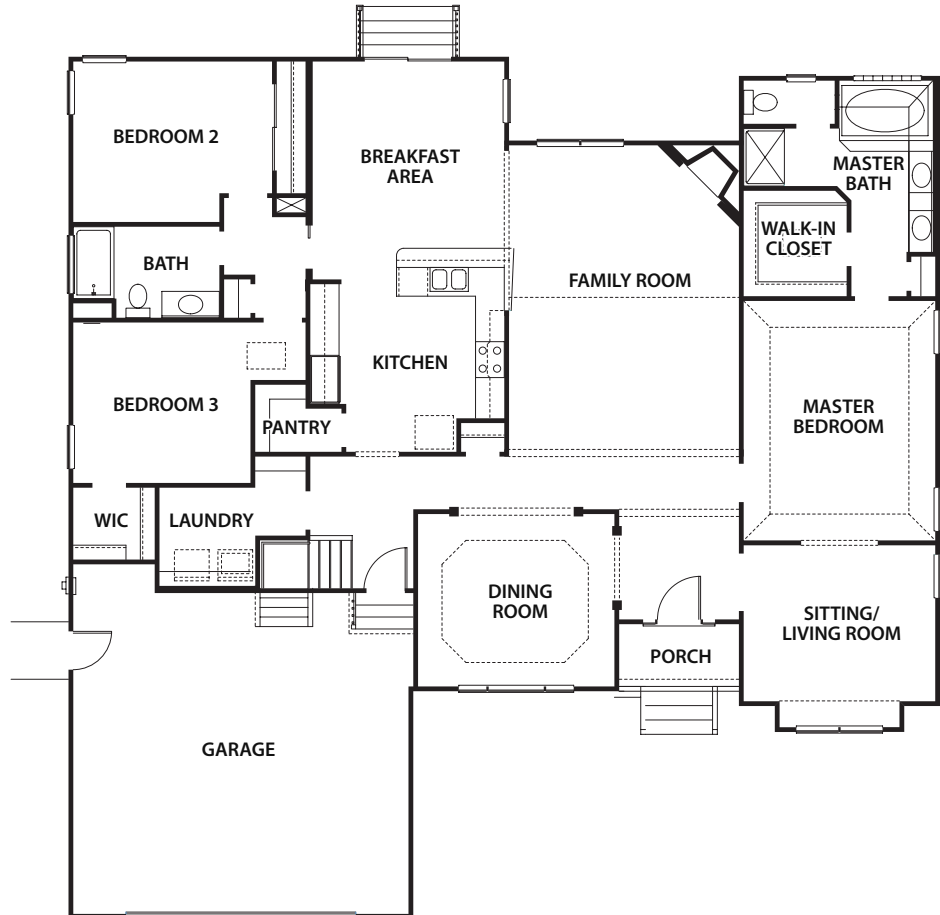
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Mimosa

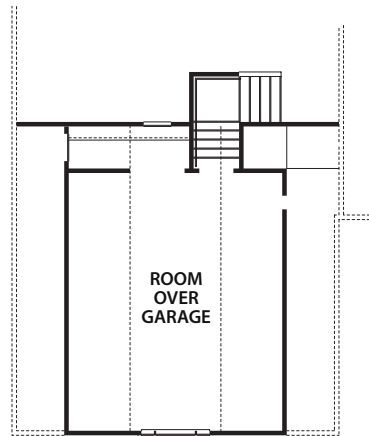


This timeless Ranch boasts an open floor plan, soaring ceilings, a delightful master suite, three bedrooms, two full baths and a delectable kitchen. In addition to comfort and intimacy, this home features sophisticated curb appeal.

*Approximate square footage:
2,822*



First Floor



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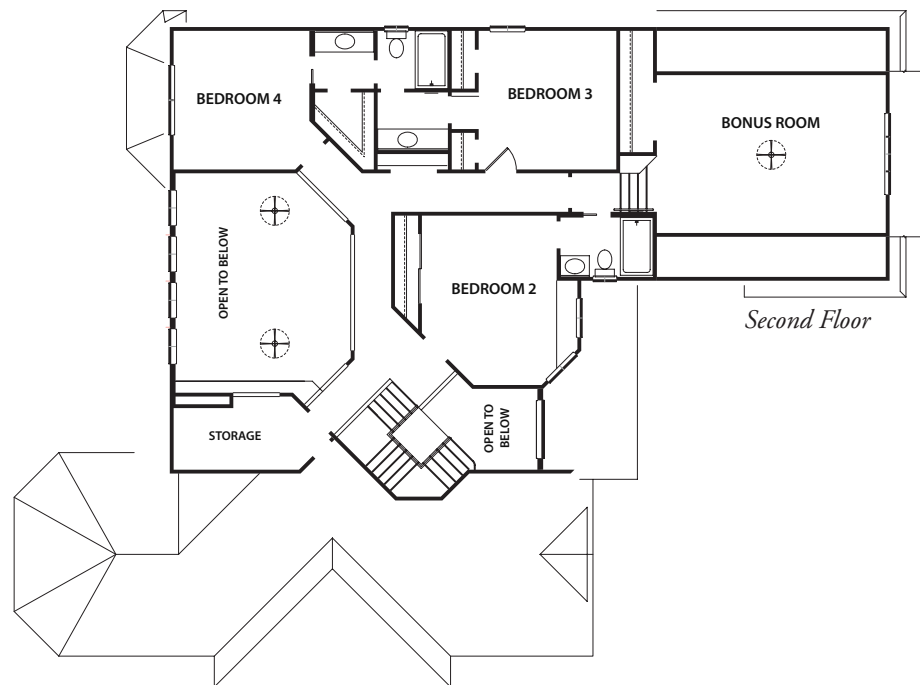
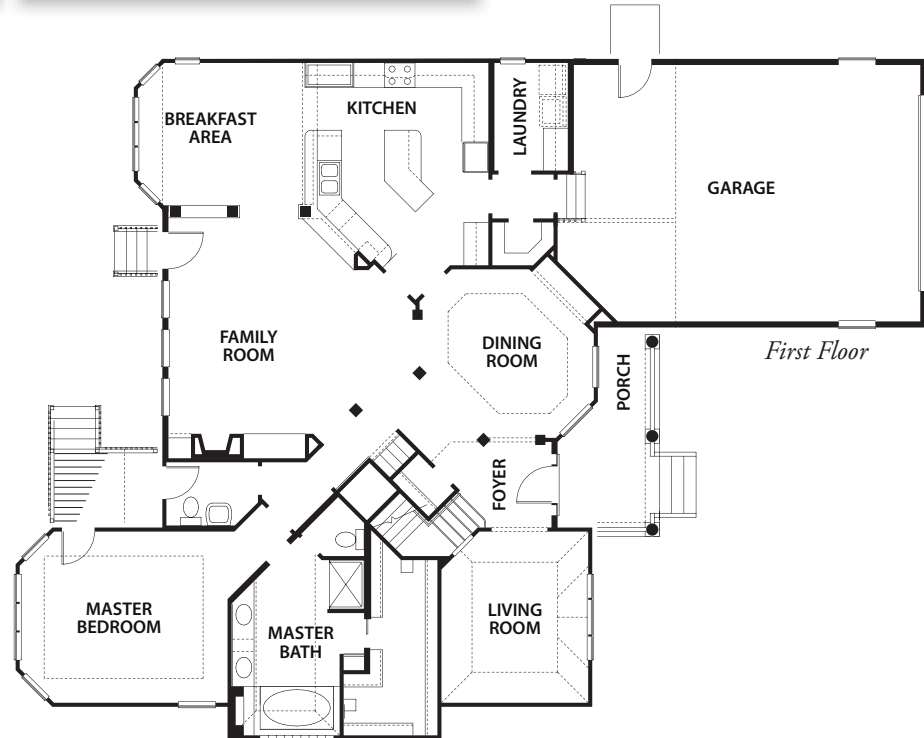
Updated 05/08

Poplar



Gracious living in style and comfort is what you find in this open floor plan with soaring ceilings, a first floor master suite, an oversized kitchen and family room, a formal living and opulent dining room. Upstairs you'll find four bedrooms and two full baths. A classic two story brick home with a two car garage has a Victorian flair and is designed for carefree living.

*Approximate square footage:
3,431*



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