



# Islander Series



## The Tortuga

**Three bedroom • Two bathroom • Den**  
**Two car garage**

**Square Footage:**

Living Area	1,741
Garage	532
Entry	55
Lanai	353
<b>Total</b>	<b>2,681</b>





Mission Statement:

*In today's economy it is more important than ever to partner with a trustworthy contractor that understands construction and delivers value.*

Let us show you the possibilities. Our consultation is free. Call us today.

# The Tortuga 3 bedroom • 2 bathroom • 2 car garage

## ISLANDER SERIES STANDARD FEATURES

### GENERAL AND STRUCTURAL

- Engineered construction plans, surveys, elevation certificates, & energy calculations
- Building permits, impact fees, builders risk insurance
- Lot prep, grading, and fill dirt allowance of \$10,000.
- 8"x16" steel reinforced concrete foundation
- Up to 3 course stem wall
- Termite protection under concrete slab
- 4" fiber reinforced w/vapor barrier
- Concrete block construction w/textured stucco finish
- Precast flush exterior window sills
- 8"x16" steel reinforced concrete tie beam
- Engineered roof trusses strapped to tie beam 160 MPH code
- 6/12 roof pitch with 16" overhang
- 1/2" CDX plywood sheathing on roof
- Vented soffit and 6" fascia
- Impact glass windows, sliders
- Fiberglass exterior doors with composite (rot free) jambs w/impact glass where noted on plans
- 8' high Therma-tru smooth star 2 Panel front door
- Underground electric connection up to 60'
- Underground water and sewer connection up to 60'
- Insulated steel hurricane code garage door with remote operator

### ENERGY SAVING FEATURES

- R7.0 insulation board on exterior block walls
- R30 batt insulation over living area
- Insulation in all exterior framed walls
- Energy efficient insulated, low-e tint on windows and sliders
- Energy efficient air conditioning system, 16 SEER

### EXTERIOR FEATURES

- Exterior walls stucco with standard texture including interior garage walls
- Choice of 2 paint colors in satin finish
- 30 year dimensional shingle roof (std. colors)
- Stucco ceilings on all lanais and entry
- 4-zone sprinkler system for std. 80x125 lot
- Up to 7000 sq. ft. floritam sod
- \$1,000 landscape allowance
- 1000 sq. ft. paver driveway, walkway, and entry for 2 car garage
- Pavers on lanai included
- Screened in lanai with door
- 3 exterior hose bibs

### INTERIOR FEATURES

- Interior walls - wood studs 16" on center
- Tray ceilings as noted on plans with crown molding
- Travertine window sills
- All interior doors 2panel smooth finish with 2-1/4" casing
- 5-1/4" baseboards throughout
- Kwikset door knobs with deadbolts at all exterior locations
- 1/2" sag resistant dry wall with choice of texture
- 2 interior paint colors for walls and ceilings finish with semigloss trim finish
- Continuous ventilated shelving in all closets
- Choice of round or square cornerbead
- Tile in all main living and wet areas
- Wall to wall carpet in all bedrooms
- Ceiling heights per plans

### KITCHEN AND CABINET FEATURES

- Cabinetry w/ maple wood doors & drawers w/ choice of styles and paint or stain colors
- 36" uppers with crown molding
- Full extension under mount drawer glides
- All self closing drawers and doors
- Level 1 granite w/ standard edges and 4" backsplash
- Stainless steel double bowl under mount sink, Moen stainless faucet with pull out spray
- Stainless appliance package (\$2,500 allowance)
- Garbage disposal under kitchen sink
- Ice maker line to refrigerator
- Hood vented to the outside

### BATHROOM, LAUNDRY, AND PLUMBING FEATURES

- PVC drainage and waste system PEX water piping
- Quick recovery 40 gallon hot water heater
- Elongated white toilets
- Moen Genta chrome plumbing fixtures
- 36" high cabinet vanities with maple doors and drawers
- Level 1 granite tops w/ 4" backsplash and white under mount sinks
- Full length vanity mirrors
- 3/8" frameless glass enclosures per plan
- Dense-shield drywall in all wet areas
- Level 1 tile to ceiling
- Built shampoo niche in master
- Laundry Tubs per plan
- Ventilated shelf above washer and dryer
- Washer hookup and recessed dryer vent vented to the outside

### ELECTRICAL FEATURES

- 200 Amp underground service
- Copper wiring leading from panel throughout house
- Smoke detectors and carbon monoxide detectors per code
- Telephone and TV cable outlets per plan. 1 in great room and each bedroom
- Wired for light and fan combination in bedrooms and lanai, and fan only in great room
- Installation of all fans included
- Rocker style wall switches
- Lighting and fan allowance of \$1,500
- Quiet exhaust fans in baths
- Interior recess cans where noted
- Exterior recess cans where noted included
- Recess floor outlet in great room with brass trim

### POOLS

Pools are not included in our base prices. Pool packages start in the \$30,000's and include equipment, paver decks and screen enclosures.

### ITEMS NOT INCLUDED

Septic systems, wells, culverts if needed, decorator items, window coverings, water and sewer assessments, betterment fees, impact fees over and above the standard, tree removal, rock removal, lot, sea wall.

Some properties may require additional costs due to oversized lots, or acreage. Prices, specifications and or materials are subject to change without notice.

Price - \$ \_\_\_\_\_

Tracey Quality Building Inc. • License #CBC1258119  
P.O. Box 152240 (mailing address), Cape Coral, FL 33914  
239-540-4908 • Traceyqualitybuilding.net