

TORTUGA MODEL

Specifications



Air Conditioning

- 5 ton 15 SEER rating
- AC returns all rooms

Appliances

- Kitchen stainless package
- Side-by-side refrigerator with ice maker
- 5-cycle dishwasher
- Slide-in oven and microwave
- Washer & dryer included with recessed dryer vent

Cabinetry & Counter Tops

- Designer wood cabinet line all areas
- Crown molding and staggered layout in kitchen
- Designer hardware & soft close doors/drawers
- Quartz or granite tops
- Under mount sinks

Doors – Windows-Sliders

- 10' high impact sliding doors
- High impact windows
- 8' high impact exterior walk doors

Driveway

- Paver drive and walkways

Drywall

- ½" smooth finish

Electrical

- 200 amp service / fireplace in great room
- Copper wiring throughout
- Decora switches and receptacles
- Pre fan wiring in all rooms / lighting above cabinets kitchen area
- Phone – TV cable – all rooms prewired
- Exhaust fans in all baths
- Structured rope lighting package in all tray ceilings
- Under mount cabinet lighting in kitchen

Exterior Doors

- High impact front doors
- High impact 8' walk doors 10' sliding doors

Flooring

- Crack suppressant membrane
- Tile flooring

Framing

- ⅝" CDX radiant barrier plywood roof sheathing
- Engineered webbed roof trusses
- 6/12 roof pitch
- Metal interior studs 16 O.C.
- 9'4" ceilings with décor tray ceilings

Garage Door

- 10' high impact garage doors insulated
- Side mount electric opener
- 2 remotes

Insulation

- R-30 roof insulation
- Energy Shield 5.5 on exterior block walls

Interior Doors and Trim

- 8' Monroe style doors solid core
- 5¼" decor base board and casing
- 5¼" decor crown molding all tray ceilings
- Designer locksets
- Designer dead bolts exterior doors
- Designer front entry doors

Landscaping Irrigation Sod

- Upgraded landscape package
- St. Augustine sod
- Sprinkler system with timer

Lighting Package

- Recess & fluorescent lighting per plan

Mirrors and Enclosures

- Mirrors above bath vanities
- Frameless shower enclosure clear glass in bathrooms

Paint

- High-grade exterior and interior paint
- 2 interior colors
- 3 exterior colors

Plumbing

- 50 gallon hybrid water heater
- Upgraded faucet with pull-out sprayer in kitchen
- High efficiency elongated water closets
- Premium finishes on bathroom faucets
- Free standing soaker tub in master bathroom

Roof

- Peel-and-stick underlayment
- Concrete tile roofing

Tile Baths & Floors

- Modern design tile decor in master and guest showers
- Modern design tile decor flooring throughout
- Stone or tile fireplace wall great room

Site Improvements

- Priced site specific

Soffit & Fascia

- Colored aluminum soffit and fascia with level return
- Aluminum gutters all 4 corners house

Structural Specifications

- 8 x 16 concrete footings. 3,500 PSI strength
- 4 course block stem wall foundation
- 4" concrete floor slab - 3,000 PSI continuous vapor pours
- Pretreat termite control
- Concrete block exterior walls
- 16" to 24" reinforced tie beam lintel
- Precast concrete windowsills

Swimming Pool

- 26' x 13' pool size
- 3' to 5' pool depth
- 3 steps in the shallow end
- Deep end swim out bench
- Glass tile upgrade included
- Reinforced, pneumatically applied concrete pool shell 6" thick

Deck

- 20'4" x 62'2"
- Paver pool deck and lanai
- Mansard screen with picture windows
- Concrete under pavers entire deck

Spa

- 5' x 7' inside dimension spa
- Raised 12" above pool
- Spa light
- 4 therapy jets
- Bubble fountain
- 1.5 HP Silencer Air Blower for therapy jets
- Glass tile upgrade included

Swimming Pool & Spa Equipment

- 5 ton electric pool heater
- 2.0 HP pump
- CS200 filter
- Internet app
- 100 W pool and spa light
- Salt system - auto fill included
- Huden skimmer lid