

The Pearl

MODEL



Our Pearl Model is available on a Southern Exposure lot in a desirable area of SW Cape Coral. This inviting home includes 4 bedrooms and a study with 3 baths and 3 car garage. It's excellent for your big family or to vacation in style. Includes energy efficient features such as impact low E windows & R-38 insulation. This spacious home has plenty of upgrades including 20" porcelain tile floors with crack membrane, all wood cabinets & Quartz countertops through-out, paver drive, security system & upgraded trim details. Enjoy Stainless Steel appliances, Designer lighting and custom pool with paver deck & summer kitchen. **Retreat to this Tundra Home & your vacation will never end!**

2822 SW 46TH STREET
CAPE CORAL 33914

Living Area	2,379 S.F.
Garage	714 S.F.
Lanai	288 S.F.
Entry	87 S.F.

TOTAL 3468 S.F.



TUNDRA
HOMES

239.541.1453
WWW.TUNDRAHOMES.COM

GENERAL

- 3 Course Concrete Block Stem Wall
 - Culvert Under Driveway
- CBS Construction with 5/12 Roof Pitch
- Floritam Sod & Landscape Package
- Irrigation System w/ Digital Timer w/ Rain Sensor
- Paver Driveway
- Concrete Tile Roof System
- Garage Doors with Raised Panel Design
 - ½ HP Garage Door Openers with Remote
- Exterior Color Combinations in Satin Finish
- Interior Color Combinations in Eggshell Finish for Walls
- Stainless Steel Appliance Package & Outdoor Grill
- Custom Designed Pool Package with Enclosure
- Warranty- (1) Year on Materials & Workmanship & (10) Years on Structural

PLUMBING

- PEX Piping w/ PVC Drains
- Outside Hose Bibs Per Plan
- 50-Gallon Electric Hot Water Heater
- Moen Faucets & Trims in Chrome Finish
- Freestanding Soaker Tub in Master Bath
- Elongated Water Closets

HVAC

- Professionally Engineered 14 SEER HVAC System
- Includes a Digital Programmable Thermostat

ELECTRIC

- Underground Electric
- 200 Amp Electric Service
- 80amp Subpanel/Pre-Wire for Future Electric Pool Heater
- Under Cabinet Lighting in Kitchen
- Designer Lighting Package

SECURITY & SOUND

- Security System with Touchscreen Key Pad
- (2) Ceiling Speakers in Lanai
- Baby Barrier Pool Alarms

INSULATION

- R-5 ¾" Rigid Insulation on Exterior Block Walls
- R-38 Ceiling Insulation
- Sound Insulation on Bath 2 & Dining Room Wall

DRYWALL & EXTERIOR FINISH

- ½" Sag Resistant Drywall on all Interior Ceilings. ½" Regular on Walls. ½" Densheild On Shower & Tub Walls for Tile Backer. Skip Trowel Finish on all Walls & Ceilings
- Marble Interior Window Sills
- 1/2" Soffit Board at all Exterior Ceilings
- Light Dash Brush Masonry Finish & all Details to be Sand Float Finish

EXTERIOR DOORS & WINDOWS

- Smooth Finish (1) Light Front Entry Doors w/ Impact Rated Glass
- Smooth Finish ¼ Light Door @ Pool Bath
- PGT Windows & Sliding Glass Doors with Impact/ Low-E Glass & Aluminum Frames

SHOWER ENCLOSURES, MIRRORS & SHELVING

- Wire Shelving Per Plan in Closets & Pantry
- 42" Standard Vanity Mirrors in all Bathrooms
 - Mirrors to the Ceiling in Master Bath
- Fixed Glass Shower Panel in Master & Bath 3

INTERIOR TRIM

- Hollow Core 8'0" Interior Doors
- 8'0" Barn Doors at Study & Pantry
- Upgraded Door Casing & Baseboards
- Upgraded Ceiling Details at Great Room & Lanai Ceiling
- Pull Down Attic Stairs

FLOOR COVERINGS & BATHROOM WALL TILES

- 20" Porcelain Tiles Throughout
 - Includes Crack Membrane Under all Floor Tiles
- Tile to the Ceilings for all Showers
- Decorative Backsplash Tile at Kitchen & Summer Kitchen

CABINETS & COUNTERTOPS

- Maple Cabinets with Raised Panel Doors in Kitchen, all Bathrooms & Laundry
 - 42" Uppers Included in Kitchen with 15" Stacked Cabinets Above
 - Crown Molding, Light Rail & Trash Pullout
- Quartz Counters at Kitchen, all Bathrooms & Laundry
- Granite Counters at Summer Kitchen