

The Tortuga II

MODEL



The Tortuga II Model is ideally situated in SE Cape Coral's Savona neighborhood on an exclusive direct gulf access triple lot with 173' of canal footage and desirable Western Exposure. This lux contemporary style home includes 2 master suites and 2 guest bedrooms, a study with 3.5 baths and a 4 car garage. Walk among lush landscaping and enter through a custom iron door to an open concept great room & dining area. Inside this high-end home abound upgrades and rich finishes such as Porcelain flooring throughout, kitchen with hidden pantry and all wood cabinets complete with wet bar and Cambria countertops. This home boasts a smart technology automation system & upgraded trim details. The 90 degree sliding glass doors open up to an expansive summer kitchen, gas fire pit, custom pool & spillover spa with huge paver deck. Enjoy the designer lighting throughout and furniture selections, as well as Miele Appliances. Also notable are the energy efficient features, such as impact low E windows, R-38 insulation & 16 SEER A/C Systems. **Retreat to this luxurious FL home & your vacation will never end!**

3816 SE 21 ST PLACE
CAPE CORAL 33904

Living Area	3,379 S.F.
Garage	1240 S.F.
Lanai	554 S.F.
Entry	182 S.F.

TOTAL 5355 S.F.



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239.541.1453

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GENERAL

- 5 Course Concrete Block Stemwall
- New Seawall
- CBS Construction with 4/12 Roof Pitch
- Radiant Barrier Roof Decking
- Gutters on Front & Right Elevations
- Custom Landscape Package with Floritam Sod
- Custom Landscape Lighting
- Irrigation System with Digital Timer & Rain Sensor for Oversized Lot
- Paver Driveway & Walkways
- Insulated Steel Garage Doors with V-Groove Design
 - ½ HP Belt Drive Garage Door Openers with Remotes
- Concrete Tile Roof System
- Exterior Color Combinations in Satin Finish
- Interior Color Combinations in Eggshell Finish
- Epoxy Garage Floor
- Wood Ventilated Shelving
- Built in Closet System in Master Closets & Pantry
- Ceiling Height Mirrors in Master & Pool Baths
- Single Shower Panel at Master & Junior Suite Shower
- Miele Stainless Steel Appliance Package
- Custom Designed Pool, Spa and Fire Feature Package
- Warranty- (1) Year on Materials & Workmanship & (10) Years on Structural

PLUMBING

- PEX Piping with PVC Drains
- Outside Hose Bibs Per Plan
- 80 Gallon Hybrid Water Heater
- Waterline to Seawall
- Autofill Hookup
- Upgraded Brizio & Delta Faucets Throughout
- Freestanding Soaker Tub in Master Bathroom

PROPANE TANK & LINES

- 200# Above Ground Propane Tank with Lines to Firepit, Range & Grill

HVAC

- (2) Professionally Engineered 16 SEER HVAC Systems. Includes a Digital Programmable Thermostat

ELECTRIC

- Underground Electric
- 400 Amp Electric Service
- 100 Amp Pool Sub Panel
- Under Cabinet Lighting & Receptacles in Kitchen & Butler's Pantry
- Designer Lighting Package

SECURITY AND SOUND SYSTEM

- Automation, Music, TV & Wi-Fi Systems
- Baby Barrier Alarms for Pool

INSULATION

- R-5 ¾" Rigid Insulation on Exterior Block Walls
- R-38 Ceiling Insulation
- Sound Insulation on Interior Walls

INTERIOR & EXTERIOR FINISHES

- 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
- ½" Soffit Board at all Exterior Ceilings
- Upgraded Stucco Finish
- Decorative Metal Shutter on Front Elevation

EXTERIOR DOORS & WINDOWS

- Custom 6'x8' Iron Entry Door
- Smooth Finish Fiberglass Exterior Doors
 - Mini Blind Insert @ Pool Bath & Junior Suite
- Windows & Sliding Glass Doors with Low-E Impact Glass & Aluminum Frames

INTERIOR TRIM

- Upgraded Interior Doors
- Upgraded Casing & Baseboard
- Wooden Window Sills
- Custom Ceiling Details
- Schlage Interior & Exterior Door Hardware

FLOOR COVERINGS & BATHROOM WALL

TILES

- Porcelain Floor Tile Throughout
 - Includes Crack Membrane under all Floor Tiles
- Tile to the Ceiling in all Showers
- Decorative Backsplash Tile at Kitchen, Butler's Pantry & Summer Kitchen

CABINETS

- Maple Cabinets with Raised Panel Doors in Kitchen, Master Bath, Junior Suite, Butler's Pantry & Utility Room
 - 42" Uppers Included in Kitchen and Butler's Pantry
 - 12" High Stacked, 2 Piece Crown, Light Rail, Cooktop Drawer Bank, Double Trash Pullout, & Matching Pantry Entry Doors in Kitchen
- Furniture Piece Cabinets in Bath 3 & Pool Bath
- Quartz Counters at Kitchen, all Bathrooms & Laundry
- Granite Counters at Summer Kitchen