

The Verano

MODEL



The Verano model is available on a Southern Exposure lot in a desirable area of SW Cape Coral. This home boasts 3 bedrooms, a study, 2 baths, and a 3 car garage. Includes energy-efficient features such as impact Low-E windows & R-38 insulation. This spacious home has plenty of upgrades included; 12"x24" tile floors, all wood cabinets with dry bar area & Quartz countertops through-out, paver drive, security system, upgraded trim details & plumbing fixtures. Enjoy Stainless Steel Appliances, Designer lighting & a custom pool with paver deck. **Retreat to this Tundra Home & your vacation will never end!**

2630 BEACH PKWY W
CAPE CORAL 33914

Living Area	2,307 S.F.
Garage	740 S.F.
Lanai	390 S.F.
Entry	81 S.F.

TOTAL 3518 S.F.



TUNDRA
HOMES

239.541.1453
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GENERAL

- CBS Construction w/ 5/12 Roof Pitch
- 4-Course Concrete Block Stemwall
- Floritam Sod & Landscape Package
- Irrigation System w/ Digital Timer w/ Rain Sensor
- Paver Driveway
- Concrete Tile Roof System
- Flush Panel Steel Garage Doors w/ ½ HP Garage Door Openers w/ Remote
- Exterior Color Combinations in Satin Finish
- Interior Color Combinations in Flat Finish for Walls
 - Chalkboard Paint @ Pantry Door Insert
 - Accent Color @ Tray Ceilings
- Stainless Steel Appliance Package
- Custom Designed Pool Package w/ 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
- Pre-Plumbing Installed for Future Summer Kitchen
- Moen Faucets & Trims
 - Freestanding Soaker Tub in Master Bath
 - Elongated Water Closets

HVAC

- 16 SEER HVAC System. Includes a Digital Programmable Thermostat
- Recessed Bath Fans per Plan

SECURITY & SOUND

- Security System w/ Touchscreen Keypad
- Pool Alarms

ELECTRIC

- Underground Electric
- 200 Amp Electric Service
- 80 Amp Pool Subpanel
- Under Cabinet Lighting in Kitchen
- Designer Lighting Package

INSULATION

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

DRYWALL & EXTERIOR FINISH

- Skip Trowel Finish on all Walls & Ceilings. ½" Sag

Resistant Drywall on all Interior Ceilings. ½" Regular on Walls. ½" Densheild on Shower & Tub Walls for Tile Backer. ½" Soffit Board at all Exterior Ceilings.

- Light Dash Brush Exterior Masonry Finish
- Sand Finish Foam Details
- Decorative Aluminum Powder Coated Shutters on Front Elevation

EXTERIOR DOORS & WINDOWS

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

SHOWER ENCLOSURES, MIRRORS & SHELVING

- Wire Shelving Per Plan in Closets & Pantry
- Wood Ventilated Shelving in Utility Room
- Mirrors to the Ceilings in Master Bath
- 42" Standard Vanity Mirrors in Bath 2
- Fixed Glass Shower Panel w/ Black Hardware @ Master & Bath 2 Showers

INTERIOR TRIM

- 8'0" Hollow Core Interior Doors
- Barn Door @ Study
- 3 ¼" Casing & 5 ¼" Baseboards
- Wood Windowsills w/ Apron
- Schlage Interior & Exterior Hardware

FLOOR COVERINGS & BATHROOM WALL TILES

- 12x24 Porcelain Tiles Throughout
 - Includes Crack Membrane Under all Floor Tiles
- Tile to the Ceilings in Master and Bath 2 Showers
- Decorative Tile Backsplash in Kitchen

CABINETS & COUNTERTOPS

- 5/8" Plywood Cabinet Boxes w/ Dovetail Construction
 - Raised Panel Doors in Kitchen & Master Bathroom
 - 42" Uppers Included in Kitchen
 - Crown Molding, Light Rail & Wrapped Island
 - Open Shelves at Dry Bar
- Furniture Piece Vanity at Bath 2
- Quartz Counters at Kitchen and Master Bathroom
 - Quartz Single Bowl Kitchen Sink