

# The Verano II

## MODEL



The Verano II Model Is Available on a Southern Exposure Lot on a Wide Canal in one of the Most Desirable Areas of SW Cape Coral. This Home Boasts 3 Bedrooms, a Study, 3 Full Baths, and a 3 Car Garage. It Includes Energy-Efficient Features Such as Low-E Impact Windows, R-38 Insulation & LED Lighting Through-Out. This Spacious Home Has Plenty of Upgrades Including; 12"X24" Tile Floors with Crack Membrane, All Wood Cabinets with Dry Bar Area, Quartz & Granite Countertops, Wood Vented Shelving, Paver Drive, Security System, Upgraded Trim Details & Plumbing Fixtures. Enjoy an Oversized Summer Kitchen, Stainless Steel Appliances, Designer Lighting & a Custom Pool with Paver Deck. **Retreat to This Tundra Home & Your Vacation Will Never End!**

2816 SW 36TH STREET  
CAPE CORAL FL 33914

Living Area	2417 S.F.
Garage	740 S.F.
Lanai	650 S.F.
Entry	81 S.F.

**TOTAL 3888 S.F.**



TUNDRA  
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## GENERAL

- 4-Course Concrete Block Stemwall
- CBS Construction w/ 5/12 Roof Pitch
- Floritam Sod & Landscape Package
- Irrigation System w/ Digital Timer w/ Rain Sensor
- Paver Driveway
- Concrete Tile Roof System
- Aluminum Soffit and Fascia
  - Gutters on Front Elevation
- Steel Garage Doors w/ Ranch Panel Design
  - ½ HP Chain Drive 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
  - Epoxy on Garage Floors
- Stainless Steel Appliance Package
- Custom Designed Pool Package with Enclosure & Paver Deck
- Summer Kitchen w/ Stainless-Steel Doors
- Warranty: (1) Year on Materials & Workmanship & (10) Years on Structural

## PLUMBING

- PEX Piping w/ PVC Drains
- Outside Hose Bibs Per Plan
- Autofill Hookup (for Pool)
- Water to Seawall
- Hot & Cold Outdoor Shower
- 50-Gallon Electric Hot Water Heater
- Black Moen Plumbing Fixtures
- Freestanding Soaker Tub in Master Bath
- Elongated Water Closets

## HVAC

- 16 SEER HVAC System. Includes a Digital Programmable Thermostat
- Recessed Fan Light Combo Bath Fans

## SECURITY & SOUND

- Security System with Touchscreen Keypad
- Baby Barrier Pool Alarms

## ELECTRIC

- Underground Electric
- Empty Conduit to Seawall
- 200 Amp Electric Service
- Under Cabinet Lighting in Kitchen
- Media Panel (in Master Closet)
- PVC Floor Receptacle in Great Room
- LED Recessed Can Lights
- Decorative LED Lighting Package

## INSULATION

- R-5 ¾" Rigid Insulation on Exterior Block Walls
- R-38 Ceiling Insulation
- R-11 Interior Sound Insulation

## DRYWALL & 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
- Light Dash Brush Exterior Masonry Finish
- Foam and Stucco Details in Sand Finish
- Decorative Aluminum Powder Coated Shutters on Front Elevation

## EXTERIOR DOORS & WINDOWS

- Smooth Finish Fiberglass Doors w/ Single Light, Low-E Impact Glass at Entry & Pool Bath
- Flush Impact Rated Doors at Garage & Lanai Storage Per Plan
- PGT Windows & Sliding Glass Doors w/ Low-E, Impact Glass & Aluminum Frames
- Pocketing Sliders in Master, Great Room, Bedroom 2, & Dinette
  - Stainless Steel Rollers @ All Sliding Glass Doors

## SHOWER ENCLOSURES, SHELVING & MIRRORS

- Wood Ventilated Shelving
- Mirrors to Ceilings in Master Bath
- 42" Vanity Mirrors in Guest Baths
- Fixed Glass Shower Panel @ Master Shower

## INTERIOR TRIM

- 8'0" Hollow Core Interior Doors
- Solid Core Barn Door @ Study
- 3 ¼" Flat Stock Casing & 5 ¼" Flat Stock Baseboard
- Custom Ceiling Details @ Great Room, Master Bedroom & Lanai Tray
- (3) Floating Shelves in Kitchen
- Wood Windowsills with Apron
- Attic Stairs in Garage
- Schlage Interior & Exterior Door Hardware

## FLOORING & WALL TILES

- 12x24 Porcelain Floor Tiles Throughout
  - Includes Crack Membrane under all Floor Tiles
- Bath Tiles to the Ceilings in All Bathrooms
- Decorative Tile Backsplash in Kitchen & Summer Kitchen

## CABINETRY & COUNTERTOPS

- Plywood Construction Cabinets w/ Dovetail Drawers, Soft Close Glides & Soft Close Hinges
  - 42" Uppers w/ 12" Stacked Uppers on Kitchen Range Wall
  - Light Rail
  - Panel Wrapped Island
- Furniture Piece Vanity at Bath 2
- Quartz Kitchen Sink
- Quartz Kitchen Countertops
- Granite Counters at Baths, Laundry & Summer Kitchen