



TRI-TOWN  
CONSTRUCTION



# Kingfisher

With three porches, this floorplan is perfect for leisure and entertaining. The Kingfisher floor plan provides 1,680 square feet of heated/cooled space, with a total of 2,124 square feet of under roof space. You can see model of this home in person at our facility in Lakeland, Georgia.

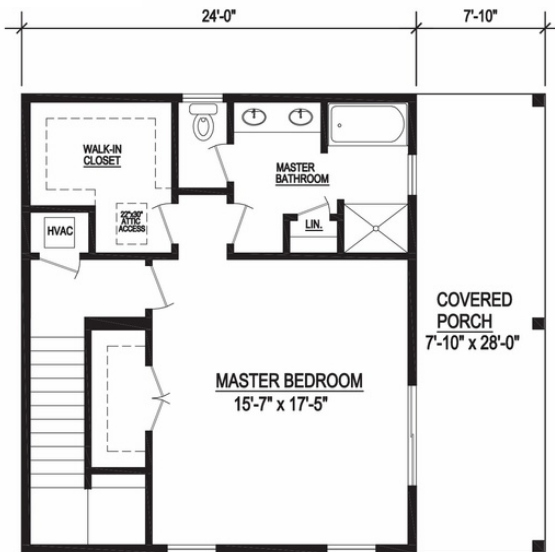
*The square footage and other dimensions on our floor plans are approximate. Renderings are not intended to be an accurate representation of the home and are often shown with optional features and/or third-party additions that can be added at additional cost if available in your region or situation.*



KINGFISHER



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1680 Sq. Ft. Heated/Cooled  
2124 Sq. Ft. Under Roof



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### **Structural Features and Materials**

- Zip System moisture and Air protection  
<https://www.huberwood.com/zip-system>
- Hardie board siding
- Concrete footers reinforced with steel - 1 2" x 16 "
- Certified termite soil treatment under slab
- 1 year subterranean termite warranty
- Shell driveway, entry and sidewalk
- Interior wood wall framing 16" on center
- Engineered roof trusses with hurricane straps
- Plywood sheathing or equivalent on roof
- Secondary water barrier
- Steel reinforced bond beam around house
- Standing seam 24 Gauge metal roofing
- Ventilated soffit and fascia -
- Impact Aluminum framed windows and sliding glass doors white. Insulated, Glass Tint- Clear
- Fiberglass exterior front door
- R-30 blown insulation in ceilings
- Moisture resistant board in wet areas
- Central heating and air conditioning: 3.5 ton, IOkW, 16 Seer
- Textured drywall on interior walls and ceilings

### **Electrical Features**

- 200-amp electrical service
- Washer and dryer hookups
- Prewire for phone and TV outlets per blueprint
- Prewire for ceiling fans per blueprint
- Recessed accent lighting
- Smoke detectors per code
- Exhaust fans at baths
- Door chime
- Lighting package - Included: utility, soffit can lights, vanity lights, two kitchen pendants and two interior fans

### **Kitchen Features**

- Raised panel wood cabinets- with crown, light molding and standard pulls/handles
- Level one granite countertop with standard edging
- Stainless steel double bowl under mount sink
- Standard one-hole single handle pull down faucet
- icemaker line
- ½ HP Garbage disposal if no septic tank present
- Stainless steel appliance package to include microwave over range, 26 cf refrigerator, smooth top range, dishwasher -

### **Bathroom Features**

- Raised panel wood cabinets
- Hard top Counter top with Standard edging
- Mirrors over vanities
- Standard chrome faucets, 4" spread
- Standard wall tile in showers
- Standard tiled floors
- Framed 3/16" tempered glass shower enclosure at master shower

### **Plumbing**

- Pex-pipe (high density polyethylene) water lines
- 40-gallon energy efficient water heater
- Two exterior hose bibs

### **Other Items Included**

- Standard LVP on all floors in common area
- Tile in bathrooms
- Ventilated closet shelving
- Interior paint: PPG paints
- Exterior paint: PPG paints
- Basic landscape package
- Landscaping per code - Allowance of \$800.00
- Interior modern raised panel hollow core doors with 3 ¼" modern casing
- 5 1/4" baseboards - modern profile
- Raised panel hollow core bi pass doors with 3 ¼" modern casing
- County permit fees excluded
- Betterment fees on property Not Included
- Culvert if required by county Not included
- City water and sewer hookup fees or Well and Septic not included
- Lanai under truss
- Gutters by walkway in front of the house
- Mailbox
- Up to 3 loads of fill
- Warranty: (1) year on materials and workmanship ip , warranties on systems per manufacturer warranties, (10) years on struct.

### **Notes:**

1. All pricing is based on 10,000 sqft lot with 25 ' front set back
2. Builder is not responsible for heritage trees removal.
3. Builder reserves the right to substitute materials of similar values and quality depending on availability





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For more information, you may  
click the links below.

**Contact Us now:**



(239) 895-2058



[www.Tri-TownConstruction.com](http://www.Tri-TownConstruction.com)



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*“Rebuilding Southwest Florida”*



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