



TRI-TOWN  
CONSTRUCTION



# Sapelo

The Sapelo floor plan provides 1,591 square feet of heated/cooled space, with a total of 1,708 square feet of under roof space.

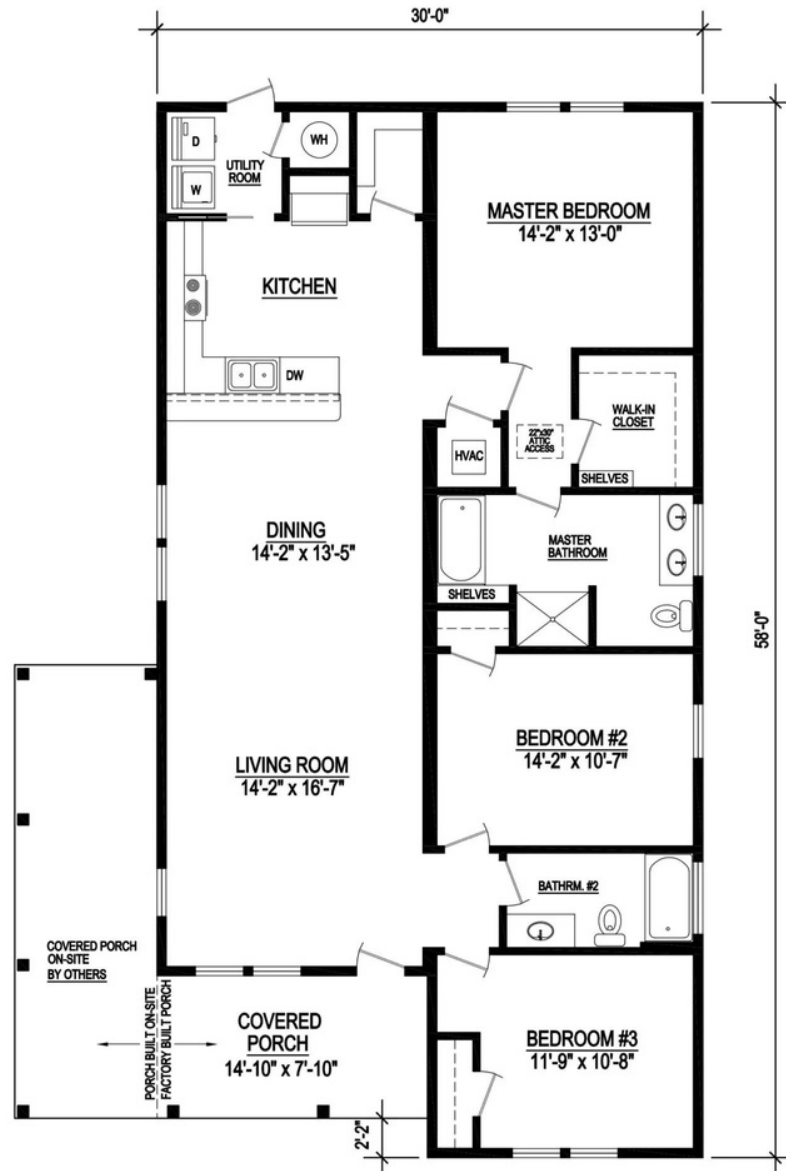
\*Most plans can be built on a crawl space or raised foundation (pilings) regardless of how the home is depicted in its rendering.



SAPELO



## TRI-TOWN CONSTRUCTION



## Sapelo

1591 Sq. Ft. Heated/Cooled  
1708 Sq. Ft. Under Roof



SAPELO

### **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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#### Specifications:

1591 Sq Ft Heated/Cooled

1708 Sq Ft Under Roof

3 Bedrooms

2 Baths

For more information, you may  
click the links below.

#### Contact Us now:



(239) 895-2058



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***“Rebuilding Southwest Florida”***



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