



TRI-TOWN  
CONSTRUCTION



# Sunset Bay

The Sunset Bay is the perfect little oasis ideal for a narrow lot. The home has a charming set up with open living between 2 bedrooms and a family friendly front and back porch. With 2 bedrooms and 2 baths, this 900 SQ SF home has plenty of room for a retired couple, or a small family, just starting out.

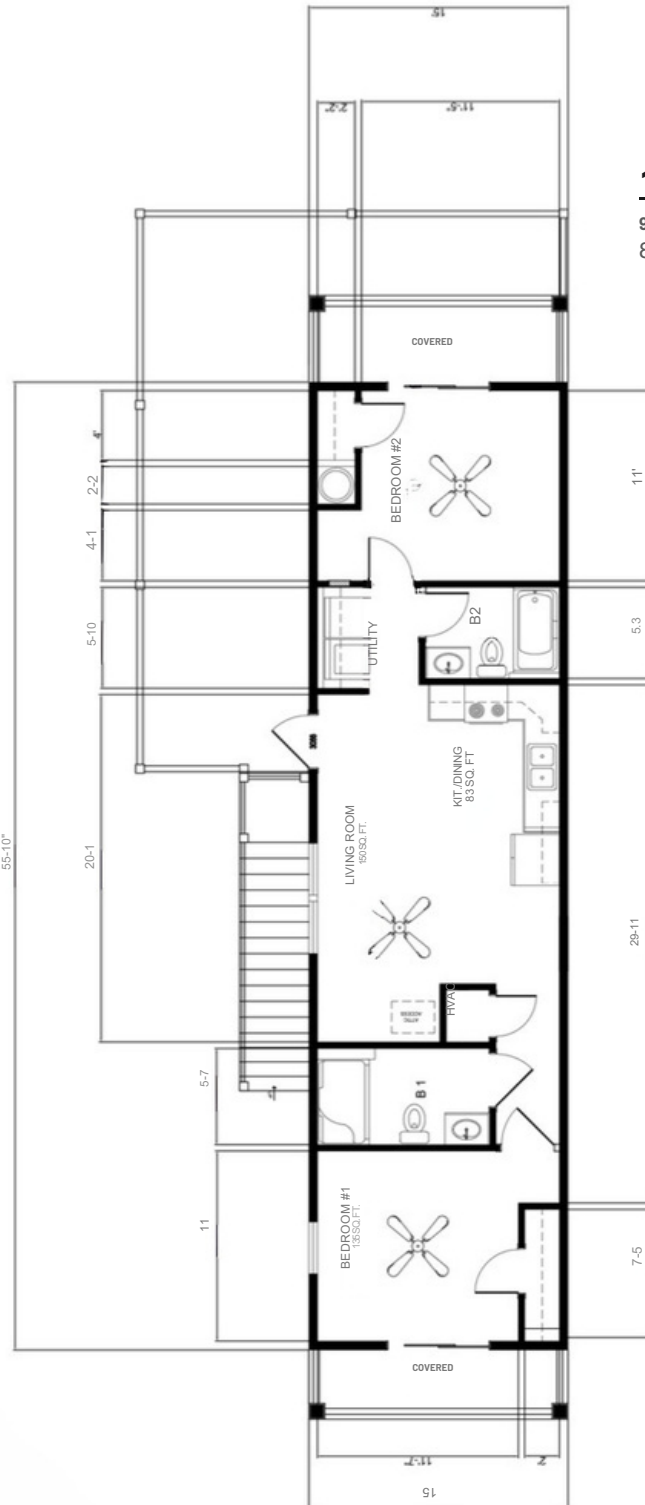
The square footage and other dimensions on our floor plans are approximate. Renderings are not intended to be an accurate representation of the home and are often shown with optional features and/or third-party additions that can be added at additional cost if available in your region or situation.



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### **1ST FLOOR PLAN**

900 TOTAL SQ. FT.

840 SQ. FT. (CONDITIONED)



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### Structural Features and Materials

- Hardie board siding (upgrade)
- Concrete footers reinforced with steel - 1 2" x 16 "
- 16"x16" poured columns
- Certified termite soil treatment under slab
- I 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 – upgrade
- 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
- Textured drywall on interior wall 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 (upgrade))
- 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
- 50-gallon energy efficient water heater
- Two exterior hose bibs

### Other Items Included

- Standard LVP on all floors
- Ventilated closet shelving
- Interior paint: PPG paints
- Exterior paint: PPG paints
- Basic landscape package
- Landscaping per code – Basic allowance
- 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
- Mailbox
- Up to 3 loads of fill
- Warranty: (I) year on materials and workmanship, warranties on systems per manufacturer warranties, (10) years on structure

### Notes:

1. All pricing is based on 10,000 sq ft 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

2 Bedrooms / 2 Bathrooms

900 Sq. Ft. Heated/Cooled  
840 Sq. Ft. Under Roof

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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