



TRI-TOWN
CONSTRUCTION



Modern Battery Point

The Modern Battery Point floor plan provides 1,824 square feet of heated/cooled space, with a total of 2,104 square feet of under roof space.

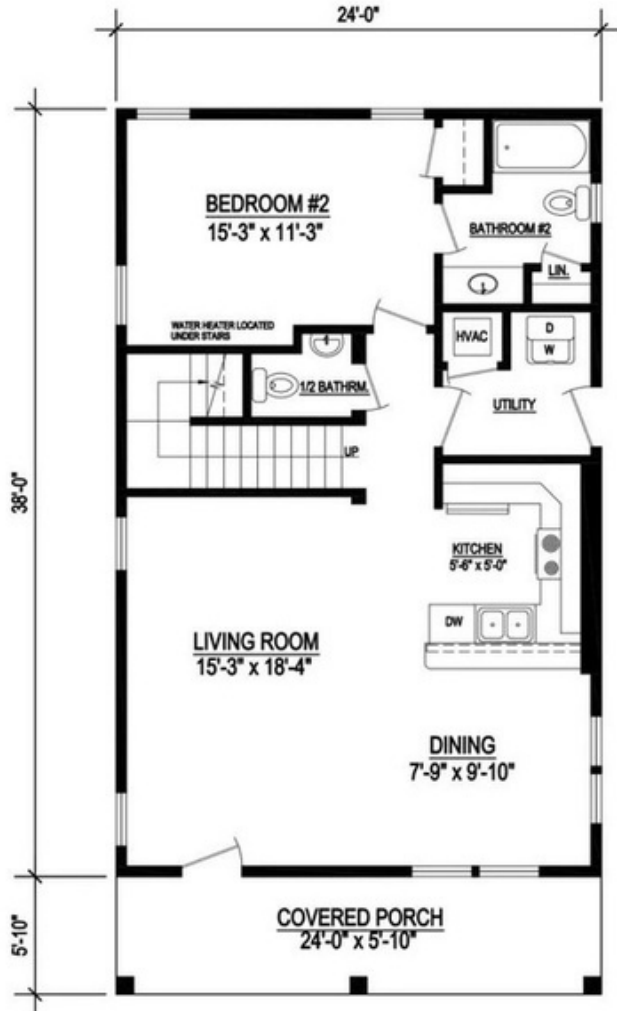
The square footage and other dimensions on our floor plans are approximate. Renderings are not intended to be an accurate representation of the home and are often shown with optional features and/or third-party additions that can be added at additional cost if available in your region or situation.



Modern Battery Point



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1824 Sq. Ft. Heated/Cooled
2104 Sq. Ft. Under Roof



Modern Battery Point



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 sand 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 two Granite or Quartz (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
- Space between tile in
- 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
4. All pricing is based under roof

Our Process

Precision engineering, exceptional structural strength, diamond polished finish are combined to produce an extraordinarily advanced precast concrete swimming pool

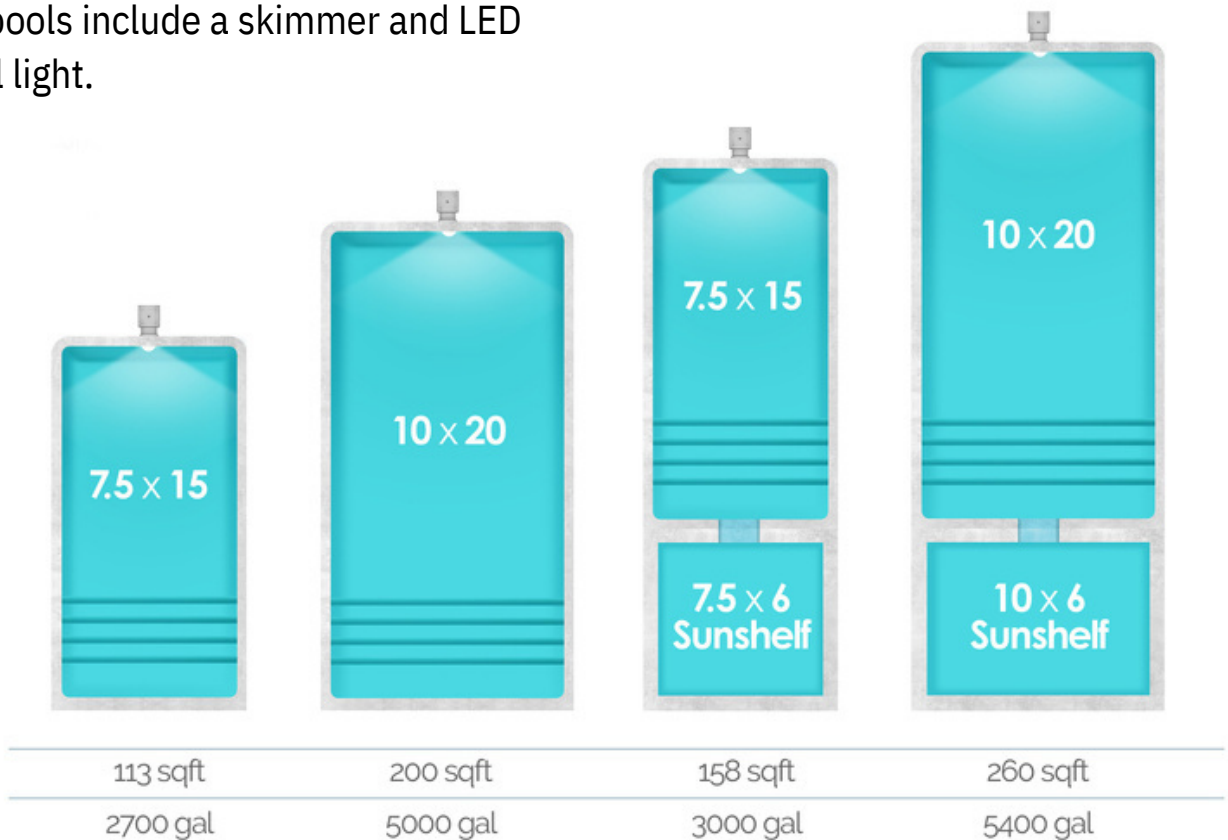
Because our pools are built in a controlled environment, the quality and value are unsurpassed in the swimming pool industry. Our pools are available exclusively through authorized Cocktail Pool dealers.

Cocktail Pools customers can enjoy their new pool in a fraction of the time it takes for conventional swimming pool construction.



Our Pools

are made of steel reinforced diamond finished concrete and available in 3 colors. All pools include a skimmer and LED pool light.



Colors



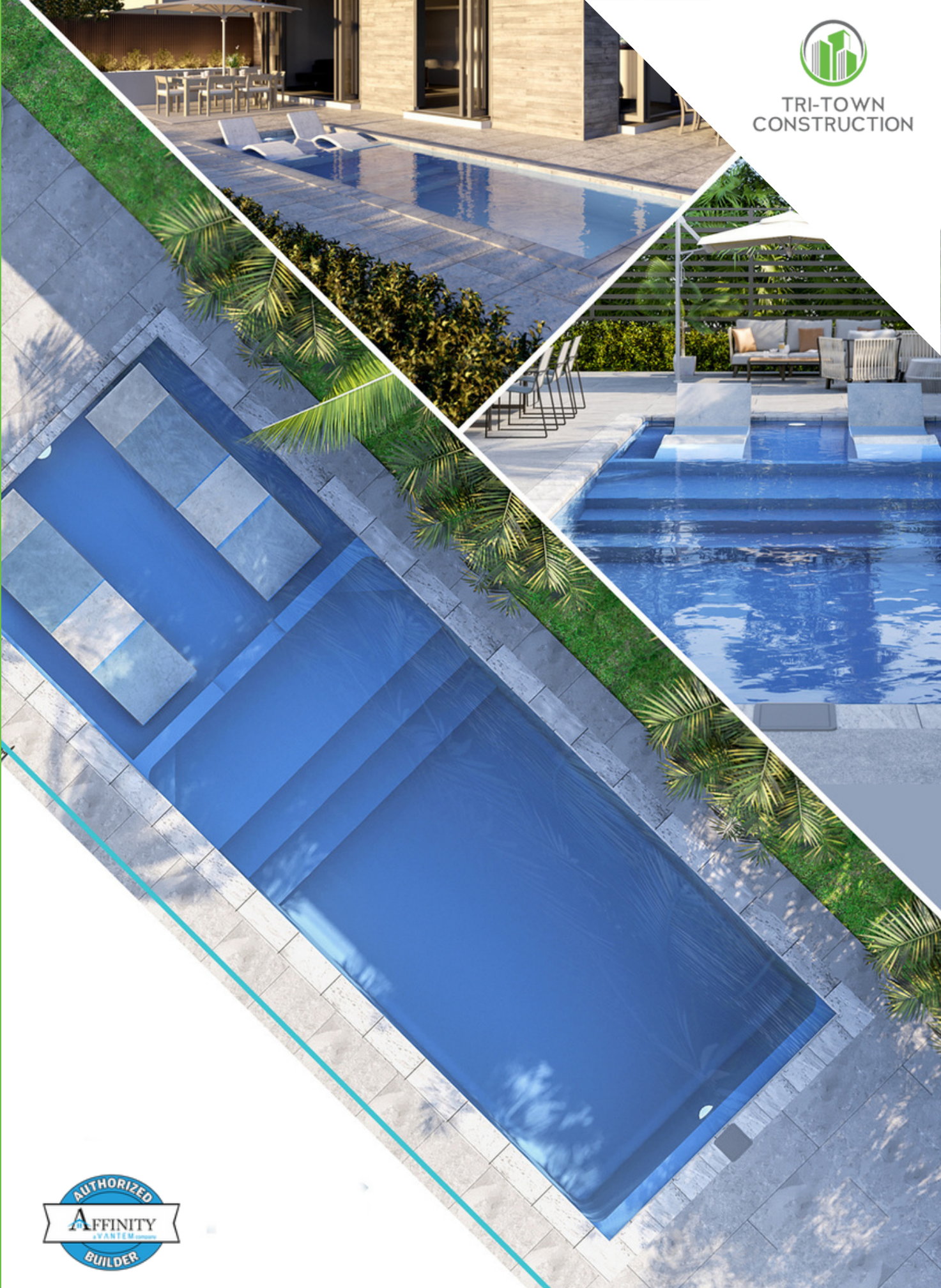
Gulf Blue

Dolphin Gray

Porpoise Gray



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Modern Battery Point Specifications:

4 Bedroom / 3.5 Bathroom
1824 Sq. Ft. Heated/Cooled
2104 Sq. Ft. Under Roof

For more information, you may
click the links below.

Contact Us Now:



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[@Tri-Town Construction](#)

“Rebuilding Southwest Florida”



Modern Battery Point