



THE HAMMERHEAD



Living	2,517 SQ FT
Garage	699 SQ FT
Lanai	644 SQ FT
Entry	207 SQ FT
Equipment	42 SQ FT
Total	4,079 SQ FT



3 Bedrooms
Study
Pantry



2.5 Bathrooms



3 Car Garage

VISIT OUR SHOWCASE MODEL

2523 Beach Pkwy W
 Cape Coral, FL 33914
 (239) 540-4908
TraceyQualityBuilding.net



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*Plans subject to change without notice



Where Quality Meets Visions, Dream Become Reality!



Hammerhead

**Three Bedroom • 2.5 Bathroom • Den
• Great Room • Walk In Pantry
• Three Car Garage**

SIGNATURE SERIES - STANDARD FEATURES

GENERAL AND STRUCTURAL

- Engineered construction plans, surveys, elevation certificates & energy calculations
- Building permits, impact fees, builders risk insurance
- Lot prep, grading, and fill dirt allowance of \$20,000
- 8"x16" steel reinforced concrete foundation and tie beam
- Up to 3 course stem wall
- 4" fiber reinforced concrete slab w/vapor barrier
- Concrete block construction w/textured stucco finish
8" x 16" steel reinforced concrete tie beam
- Engineered roof trusses strapped to tie beam 160 MPH code
- 6/12 roof pitch with 16" overhang
- 5/8" CDX plywood sheathing on roof
- Vented soffit and 6" Fascia
- PGT Impact glass windows and sliding glass doors
- 8' high insulated fiberglass exterior doors with composite (rot free) jambs w/impact glass where noted on plans
- Front entry door allowance \$5,000
- Underground electric, water & sewer connection up to 60'
- 8' Modern steel insul. steel hurricane code garage door w/2 openers & key pad
- 10' center opening slider at great room

ENERGY SAVING FEATURES

- R7.0 insulation board on exterior block walls
- R38 batt insulation over living areas
- Insulation in all exterior framed walls
- Energy efficient insulated, low-e tint on windows and sliders
- Energy efficient air conditioning system, Lennox 16 SEER

EXTERIOR FEATURES

- **Entry Bahama Shutter at front entry**
- Exterior walls stucco with standard texture including interior garage walls
- Choice of 2 paint colors in satin finish
- Flat or barrel concrete tile roof (std. colors)
- Synergy tongue and groove wood ceilings on all lanais and exterior entry
- Zoned sprinkler system for standard 80x125 lot for city req'd landscaping
- Up to 5,000 sq. ft. floritam sod allowance
- \$5,000 landscape allowance and three (3) exterior hose bis
- 1,600/sf paver driveway, walkway & entry for 3 car garage (std concrete pavers)
- Epoxy coated garage floor finish - full flake
- Gutters in the front of the house
- Culvert under driveway

INTERIOR FEATURES

- Interior walls - wood studs 16" on center. Ceiling heights per plan.
- Tray ceilings as noted on plans, with crown molding
- Poplar window sills with 3-1/2" apron
- All interior doors 8' high solid core smooth finish with 3-1/2" casing
- 7-1/4" flat stock baseboards throughout
- Kwikset door knobs with deadbolts on all exterior locations
- 1/2" sag resistant drywall - light skip trowel
- 1 interior paint color: walls - cashmere/eggshell finish, ceilings - flat finish
- 1 trim color - semi gloss finish
- Wood ventilated shelving in all closets and pantry
- Security system for house with pool alarm
- Choice of round or square corner bead
- Choice of porcelain tile throughout home to include crack membrane
- Pull down attic stairs in garages under 12'
- Five (5) hours of customized decorator consultation

KITCHEN AND CABINET FEATURES

- Custom European style frameless cabinetry, stained or painted
- Solid Maple dovetail drawers with soft close under-mounted guides and soft close hinges on doors with custom made mouldings
- Birch 3/4" plywood boxes
- 42" upper with crown molding and under cabinet light rails
- Built-in wetbar
- Walk-in pantry with shelves and refrigerator
- Quartz with std edges and tile backsplash allowance
- Stainless steel double bowl under mount sink, Moen SRS faucet w/pull out spray
- \$15,000 appliance allowance with kitchen hood vented to outside
- Garbage disposal under kitchen sink
- Ice maker line to refrigerator
- Hood vented to outside

BATHROOM, LAUNDRY, AND PLUMBING FEATURES

- Quick recovery 50 gallon hot water heater
- Elongated white toilets
- White free standing tub in master bath per plans
- Moen Voss chrome plumbing fixtures
- Double shower heads in master bath
- Quartz countertops, tile to ceiling
- 36" high custom cabinet vanities with Maple doors and drawers
- Full length vanity mirrors. Master bath mirrors to ceiling
- 3/8" frameless glass panels per plan
- Dense-shield drywall in all wet area
- Built in shampoo niches in all baths
- Laundry room w/drop in laundry tub with chrome faucet
- 30" upper cabinets above washer and dryer
- Washer hookup and recessed dryer vent vented to outside
- Built in iron board in laundry

ELECTRICAL FEATURES

- 200 Amp underground service (field locatd)
- Copper wiring leading from panel throughout house
- Smoke detectors with carbon monoxide detectors per code
- 6 TV cables
- Wired for light and fan combinations in bedrooms and office/den
- Wired for fan in great room and lanai, installation of fans included
- Fan speed controls included or remote programming
- Rocker style wall switches
- Lighting and fan allowance of \$6,000
- Quiet exhaust fans in baths
- Interior and exterior recess cans per plan
- Recess floor outlet in great room with metal trim
- Under cabinet lighting in kitchen
- Generator plug and whole house surge protector

POOLS

Pools are not included. Water fill for pool to be determined upon closing. If client includes auto fill, additional costs to be determined for plumbing.

ITEMS NOT INCLUDED:

Septic systems, wells, decorator items, ornate fixture installation, window coverings, betterment fees, impact fees over and above the standard, solid waste fees, water and sewer assessments, tree removal, lot, sea wall, fall protection and flood insurance.

Some properties may require additional costs due to oversized lot or acreage. Prices, specifications and/or material subject to change without notice.



THE SAILFISH



Living	2,943 SQ FT
Garage	737 SQ FT
Lanai	402 SQ FT
Entry	144 SQ FT
Equipment	52 SQ FT
Total	4,278 SQ FT

4 Bedrooms

3.5 Bathrooms

3 Car Garage

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The Sailfish

- Four Bedrooms • 3.5 Bathrooms
- Den • Great Room • Walk In Pantry
- Three Car Garage

SIGNATURE SERIES - STANDARD FEATURES

GENERAL AND STRUCTURAL

- Engineered construction plans, surveys, elevation certificates & energy calculations
- Building permits, impact fees, builders risk insurance
- Lot prep, grading, and fill dirt allowance of \$20,000
- 8"x16" steel reinforced concrete foundation and tie beam
- Up to a 3 course stem wall
- Subterranean Termite treatment protection under slab
- 4" fiber reinforced w/vapor barrier
- Concrete block construction w/textured stucco finish
- Precast flush exterior window sills
- Engineered roof trusses strapped to tie beam 160 MPH code
- 6/12 roof pitch with 16" overhang
- 5/8" CDX plywood sheathing on roof
- Vented soffit and 6" fascia
- PGT Impact glass windows, 9' tall sliding glass doors
- 8' high insulated fiberglass exterior doors with composite (rot free) jambs w/impact glass where noted on plans
- Front entry door allowance \$5,000
- Underground electric connection up to 60'
- Underground water and sewer connection up to 60'
- 8' high insulated Modern Steel Flush hurricane garage door w/2 openers & garage key

ENERGY SAVINGS FEATURES

- R7.0 insulation board on exterior block walls
- #38 batt insulation over living area
- Insulation in all exterior framed walls
- Energy efficient insulated, low-e tint on windows and sliding glass doors
- Energy efficient air conditioning system

EXTERIOR FEATURES

- Bahama shutter with brackets
- Exterior walls stucco with standard texture including interior garage walls
- Choice of 2 paint colors in satin finish
- Flat or barrel concrete tile roof (std. colors)
- Synergy tongue and groove wood ceilings on all lanais and exterior entry
- Zoned sprinkler system for std. 80 x 125 lot
- UP to 5000 sq. ft. floritam sod
- \$5,000.00 landscape package allowance
- 1,600/sf paver driveway, walkway & entry for 3 car garage (std concrete pavers)
- 3 exterior hose bibs
- Epoxy coated garage floor finish - full flake
- Gutters in the front of the house
- Culvert under driveway

INTERIOR FEATURES

- Interior walls - wood studs 16" on center
- Tray ceiling per plan.
- Crown molding in tray ceilings.
- Poplar window sills
- All interior doors 8' solid core smooth finish with 3-1/2" flat stock casing
- 7-1/4" flat stock baseboards throughout
- Kwikset door knobs with deadbolts at all exterior locations
- 1/2" sag resistant dry wall with skip trowel texture
- 1 interior paint color: walls- cashmere/eggshell finish, ceiling - flat finish
- 1 trim color - semi gloss finish
- Continuous ventilated wood shelving in all closets and pantry
- Security system for house with pool alarm
- Choice of round or square cornerbead
- Porcelain tile flooring throughout to include crack membrane
- 10' and 12' ceiling heights per plan
- Pull down attic stairs in garages under 12'
- Five hours customized decorator consultation

KITCHEN AND CABINET FEATURES

- Custom European style frameless cabinetry, stained or painted
- Solid Maple dovetail drawers with soft close under-mounted guides and soft close hinges on doors with custom made mouldings
- Birch 3/4" plywood boxes
- 42" upper with crown molding and under cabinet light rails
- Walk in pantry w/hidden door entrance and refrigerator
- All self closing drawers and doors
- Quartz allowance w/standard edges and tile backsplash allowance
- Stainless steel double bowl under mount sink, Moen SRS faucet w/pull out spray
- Appliance package (\$15,000 allowance)
- Garbage disposal under kitchen sink
- Ice maker line to refrigerator
- Hood vented to outside

BATHROOM, LAUNDRY, AND PLUMBING FEATURES

- Quick recovery 50 gallon hot water heater
- Elongated white toilets
- White free standing tub in master bath per plans
- Moen Voss chrome plumbing fixtures
- Two shower heads in master bath
- 36" high custom cabinet vanities with Maple doors and drawers
- Quartz countertop allowance
- Full length vanity mirrors
- 3/8" frameless glass panels per plan
- Dense-shield drywall in all wet area
- Choice of porcelain wall tile to ceiling
- Built in shampoo niches in all baths
- Laundry room w/drop in laundry tub with chrome faucet
- 30" upper cabinets above washer and dryer
- Washer hookup and recessed dryer vent vented to outside
- Built in iron board at laundry

ELECTRICAL FEATURES

- 200 AMP Underground electric service (field located)
- Copper wiring leading from panel throughout house
- Smoke detectors and carbon monoxide detectors per code
- TV cable outlets (7)
- Wire for fan/light combo in bedrooms, office & fan only in great room office / den and kitchen & lanai
- Fan speed controls included or remotes programmed
- Rocker style wall switches
- Lighting and fan allowance of \$6,000
- Quiet exhaust fans in baths
- Interior recess cans where noted on plan
- Exterior recessed cans where noted on plan
- Recessed floor outlet in great room with metal trim
- Under cabinet lighting in kitchen
- Generator plus and whole house surge protector

POOLS

Pools not included. Water fill for pool to be determined upon closing.

If client includes auto fill, additional costs to be determined for plumbing.

ITEMS NOT INCLUDED:

Septic systems, wells, decorator items, ornate fixture installation, window coverings, betterment fees, impact fees over and above the standard, solid waste fees, water and sewer assessments, tree removal, lot, sea wall, fall protection, railing and flood insurance.

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- Upgrades may be shown on brochure.

subject to change without notice



THE STRIPPED MARLIN



Living	2,558 SQ FT
Garage	659 SQ FT
Lanai	790 SQ FT
Entry	85 SQ FT
Equipment	64 SQ FT
Total	4,156 SQ FT



3 Bedrooms



3 Bathrooms



3 Car Garage

VISIT OUR SHOWCASE MODEL

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The Striped Marlin

SIGNATURE SERIES - STANDARD FEATURES

- **Three Bedroom • Three Bathroom**
- **Den • Great Room • Walk In Pantry**
- **Three Car Garage**

GENERAL AND STRUCTURAL

- Engineered construction plans, surveys, elevation certificates & energy calculations
- Building permits, impact fees, builders risk insurance
- Lot prep, grading, and fill dirt allowance of \$20,000
- 8"x16" steel reinforced concrete foundation and tie beam
- Up to a 3 course stem wall
- 4" fiber reinforced w/vapor barrier
- Concrete block construction w/textured stucco finish
- Precast flush exterior window sills
- Engineered roof trusses strapped to tie beam 160 MPH code
- 6/12 roof pitch with 16" overhang
- 5/8" CDX plywood sheathing on roof
- Vented soffit and 6" fascia
- PGT Impact glass windows and sliders
- 8' high insulated fiberglass exterior doors with composite (rot free) jambs w/impact glass where noted on plans
- Front entry door allowance \$5,000
- Underground electric connection up to 60'
- Underground water and sewer connection up to 60'
- 8' high insulated Modern Steel Flush hurricane garage door w/2 openers & garage
- 10' high corner interlocking sliding glass door w/impact glass

ENERGY SAVING FEATURES

- R7.0 insulation board on exterior block walls
- R38 batt insulation over living areas
- Insulation in all exterior framed walls
- Energy efficient insulated, low-e tint on windows and sliders
- Energy efficient air conditioning system

EXTERIOR FEATURES

- Bahama Shutter
- Exterior walls stucco with standard texture including interior garage walls
- Choice of 2 paint colors in satin finish
- Flat or barrel concrete tile roof (std. colors)
- Synergy tongue and groove wood ceilings on all lanais and exterior entry
- Zoned sprinkler system for standard 80x125 lot
- Up to 5,000 sq. ft. floritam sod allowance
- **\$5,000** landscape allowance
- 1,600/sf paver driveway, walkway & entry for 3 car garage (std concrete pavers)
- 3 exterior hose bibs
- Epoxy coated garage floor finish - full flake
- Gutters in the front of the house
- Culvert under driveway

INTERIOR FEATURES

- Interior walls - wood studs 16" on center
- Tray ceilings as noted on plans, with crown molding
- Crown molding included in tray ceilings.
- Poplar window sills
- All interior doors 8' high solid core smooth finish, 3-1/2" flat stock casing
- 7-1/4" flat stock baseboards throughout
- Kwikset door knobs with deadbolts on all exterior locations
- 1/2" sag resistant drywall - light skip trowel
- 1 interior paint color: walls - cashmere finish and ceilings - flat finish
- 1 trim color - semi gloss finish
- Continuous wood ventilated shelving in all closets and pantry
- Security system for house with pool alarm
- Choice of round or square corner bead
- Choice of porcelain tile throughout home to include crack membrane
- 10' and 12' ceiling heights per plans
- Pull down attic stairs for garages under 12'
- Five (5) hours of customized decorator consultation

KITCHEN AND CABINET FEATURES

- Custom European style frameless cabinetry, stained or painted
- Solid Maple dovetail drawers with soft close under-mounted guides and soft close hinges on doors with custom made mouldings
- Birch 3/4" plywood boxes
- 42" upper with crown molding and under cabinet light rails
- Walk in pantry w/hidden door entrance and refrigerator
- All self closing drawers and doors
- Quartz allowance w/standard edges and tile backsplash allowance
- Stainless steel double bowl under mount sink, Moen SRS faucet w/pull out spray
- Appliance package (\$15,000 allowance)
- Garbage disposal under kitchen sink
- Ice maker line to refrigerator
- Hood vented to outside

BATHROOM, LAUNDRY, AND PLUMBING FEATURES

- Quick recovery 50 gallon hot water heater
- Elongated white toilets
- White free standing tub in master bath per plans
- Moen Voss chrome plumbing fixtures
- Two shower heads in master bath
- 36" high custom cabinet vanities with Maple doors and drawers
- Quartz countertop allowance
- Full length vanity mirrors
- 3/8" frameless glass panels per plan
- Dense-shield drywall in all wet area
- Choice of porcelain wall tile to ceiling
- Built in shampoo niches in all baths
- Laundry room w/drop in laundry tub with chrome faucet
- 30" upper cabinets above washer and dryer
- Washer hookup and recessed dryer vent vented to outside
- Built in iron board at laundry

ELECTRICAL FEATURES

- 200 Amp underground service (field located)
- Copper wiring leading from panel throughout house
- Smoke detectors with carbon monoxide detectors per code
- 6 TV cable outlets
- Wired for light and fan combinations in bedrooms and office/den
- Wired for fan in great room and lanai, installation of fans included
- Fan speed controls included or remote programming
- Rocker style wall switches
- Lighting and fan allowance of \$6,000
- Quiet exhaust fans in baths
- Interior and exterior recess cans per plan
- Recess floor outlet in great room with metal trim
- Under cabinet lighting in kitchen
- Generator plus and whole house surge protector

POOLS

• Pools are not included. Water fill for pool to be determined upon closing. If client includes auto fill, additional costs to be determined for plumbing.

ITEMS NOT INCLUDED:

Septic systems, wells, decorator items, ornate fixture installation, window coverings, betterment fees, impact fees over and above the standard, solid waste fees, water and sewer assessments, tree removal, lot, sea wall, fall protection, railing and flood insurance.

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- Upgrades may be shown on brochure.



THE BLUE MARLIN



Living	2,612 SQ FT
Garage	655 SQ FT
Lanai	743 SQ FT
Entry	109 SQ FT
Total	4,119 SQ FT



3 Bedrooms



3 Bathrooms



3 Car Garage

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THE DOLPHIN



Living	2,376 SQ FT
Garage	720 SQ FT
Lanai	285 SQ FT
Entry	144 SQ FT
Total	3,525 SQ FT



3 Bedrooms
Pantry



3 Bathrooms



3 Car Garage

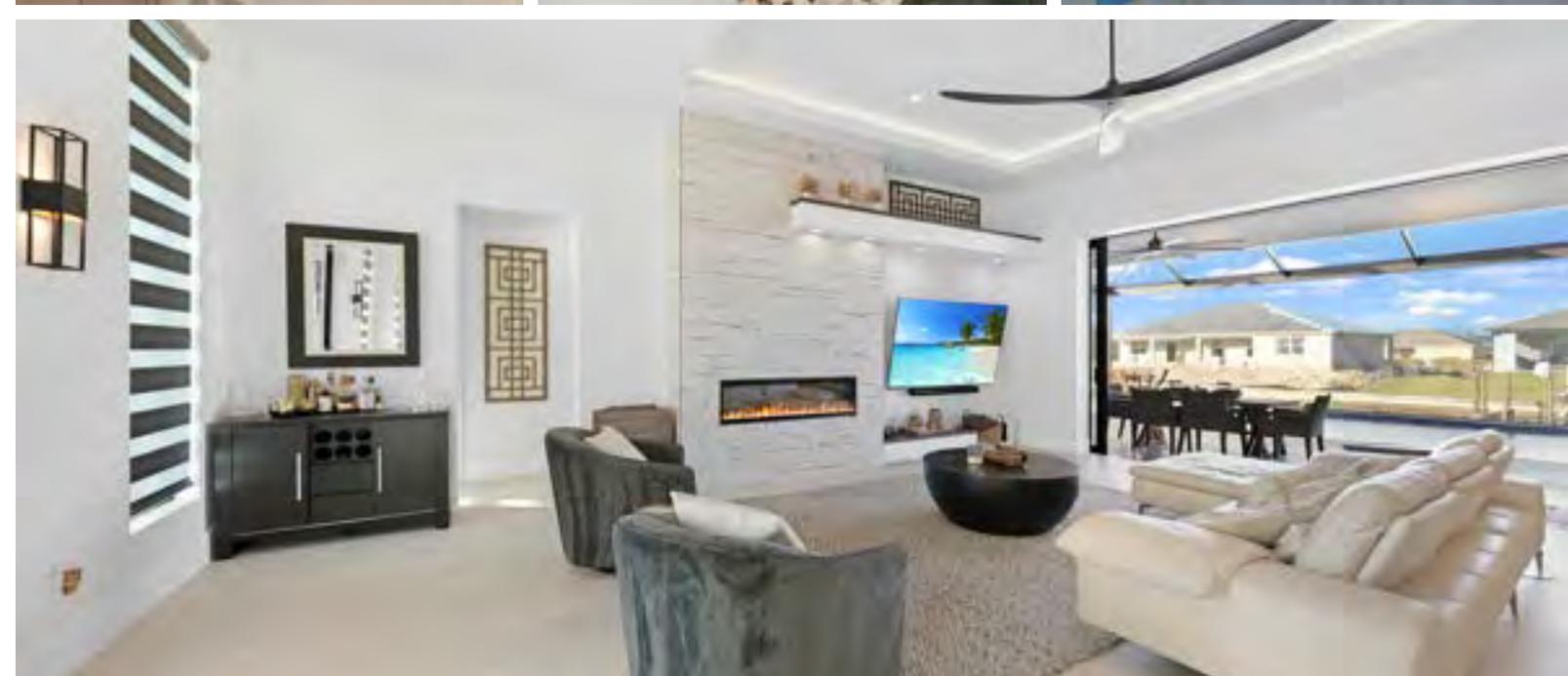
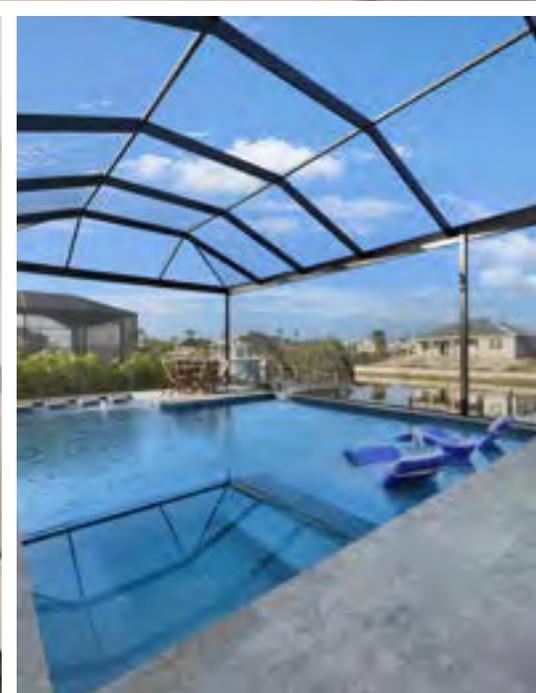
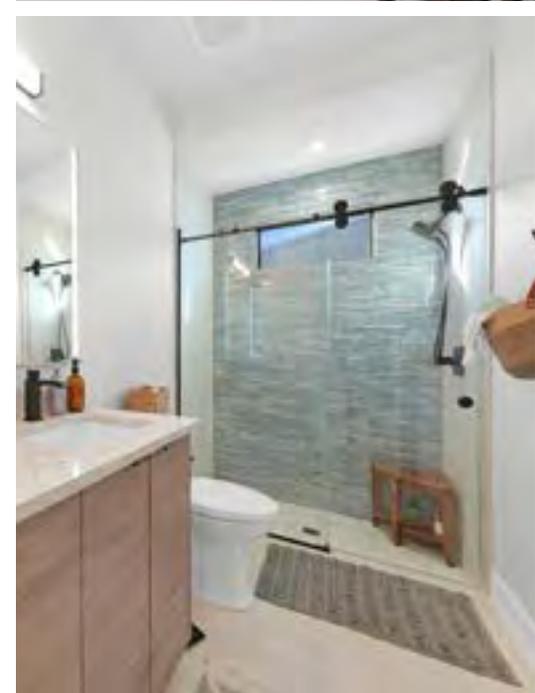
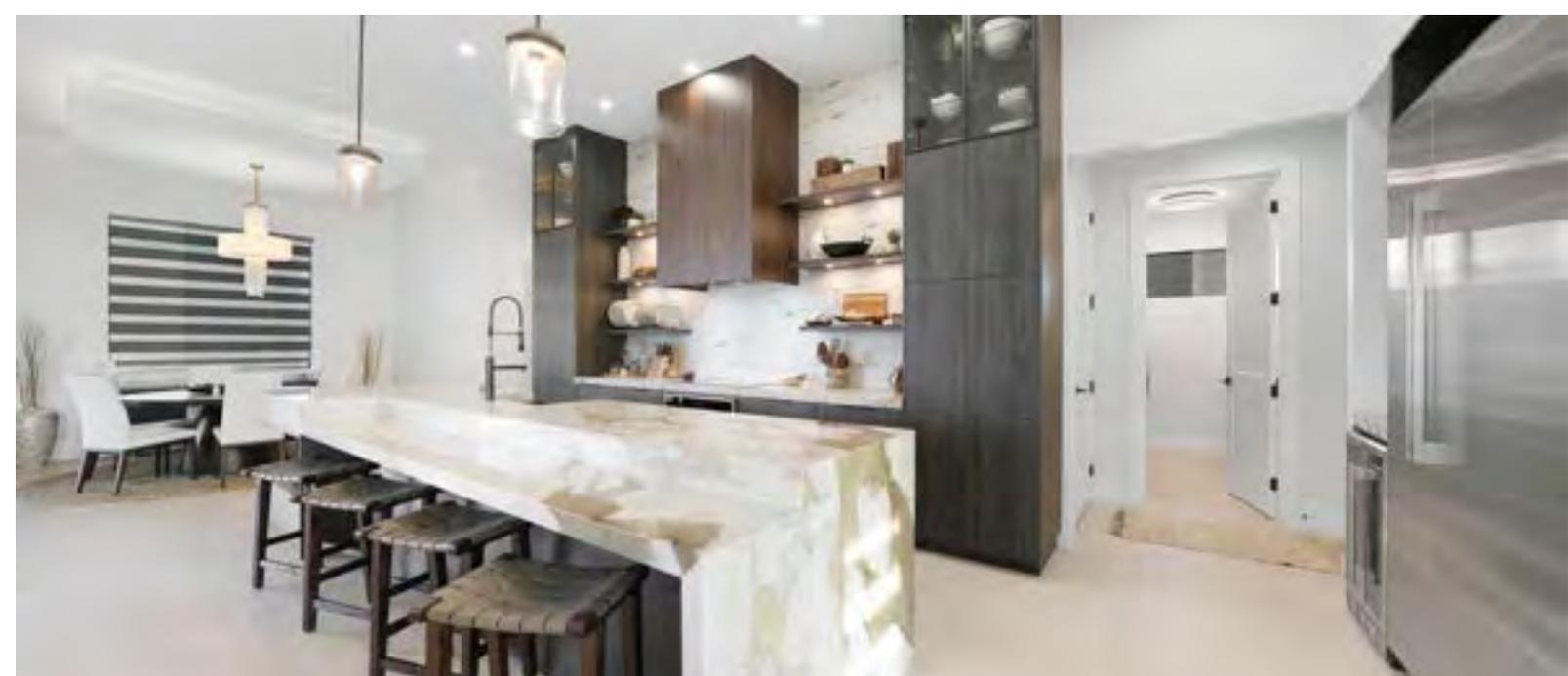
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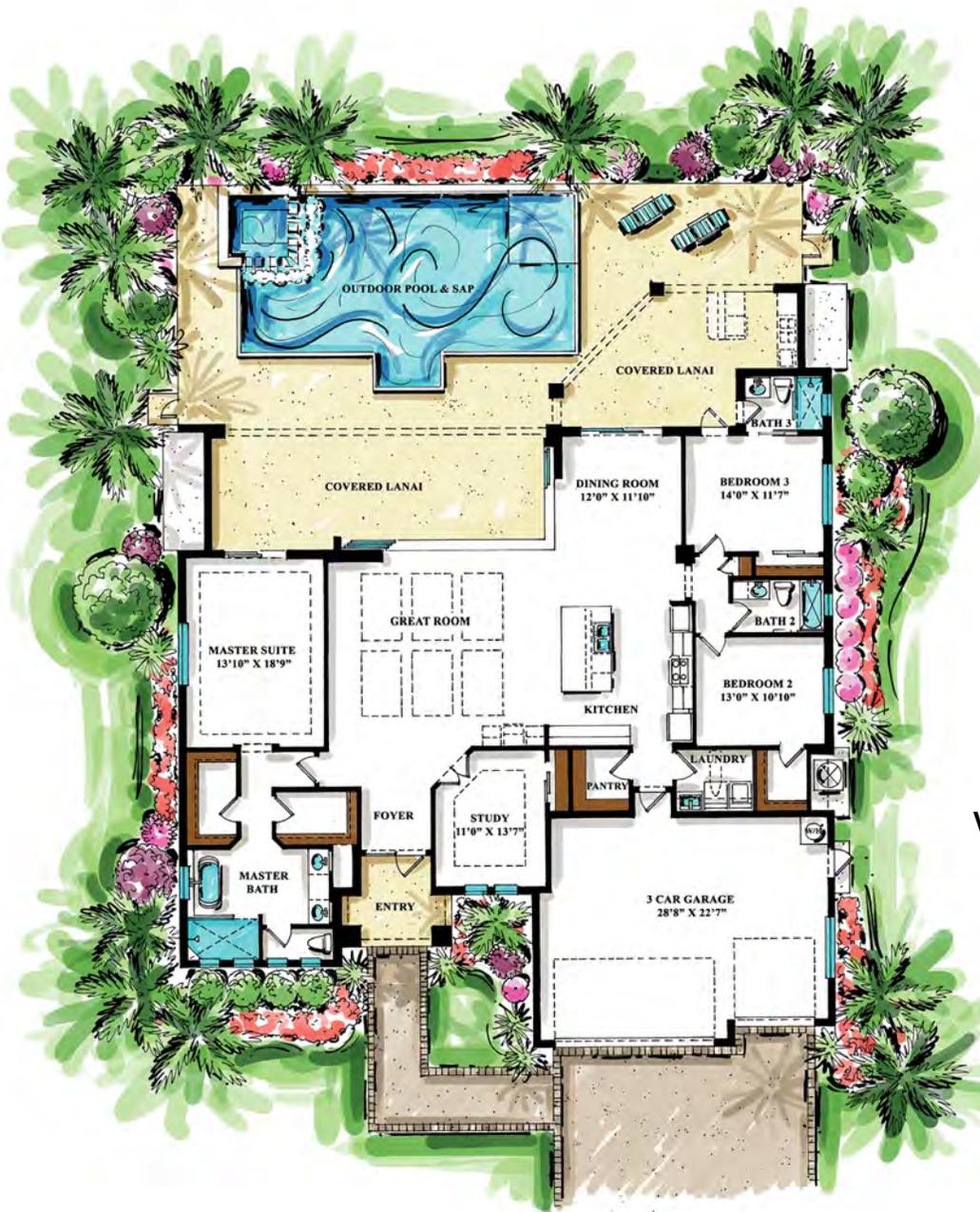
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THE WHITE MARLIN



	
Living	2,422 SQ FT
Garage	655 SQ FT
Lanai	720 SQ FT
Entry	83 SQ FT
Total	3,900 SQ FT


3 Bedrooms
 Study
 Pantry


3 Bathrooms


3 Car Garage

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Where Quality Meets Visions, Dream Become Reality!



The White Marlin

- Three Bedroom • Three Bathroom • Den
- Great Room • Walk In Pantry • Three Car Garage

COASTAL SERIES - STANDARD FEATURES

GENERAL AND STRUCTURAL

- Engineered construction plans, surveys, elevation certificates & energy calculations
- Building permits, impact fees, builders risk insurance
- Lot prep, grading, and fill dirt allowance of \$20,000
- 8"x16" steel reinforced concrete foundation and tie beam
- Up to a 3 course stem wall
- 4" fiber reinforced w/vapor barrier
- Concrete block construction w/textured stucco finish
- Precast flush exterior window sills
- Engineered roof trusses strapped to tie beam 160 MPH code
- 5/12 roof pitch with 16" overhang
- 5/8" CDX plywood sheathing on roof
- Vented soffit and 6" Fascia
- PGT Impact glass windows and sliders
- 8' high insulated fiberglass exterior doors with composite (rot free) jambs w/impact glass where noted on plans
- 8' high smooth 1 lite impact glass front door
- Underground electric connection up to 60'
- Underground water and sewer connection up to 60'
- 8' high insulated steel hurricane code garage door w/2 openers & key pad

ENERGY SAVING FEATURES

- R7.0 insulation board on exterior block walls
- R30 batt insulation over living areas
- Insulation in all exterior framed walls
- Energy efficient insulated, low-e tint on windows and sliding glass doors
- Energy efficient air conditioning system

EXTERIOR FEATURES

- Exterior walls stucco with standard texture including interior garage walls
- Choice of 2 paint colors
- Shingle Roof (std colors)
- Stucco ceilings on all lanais and exterior entry
- Zoned sprinkler system for standard 80x125 lot for city req'd landscaping
- Up to 5,000 sq. ft. floritam sod allowance
- \$3,000 landscape allowance
- 1,600/sf paver driveway, walkway & entry for 3 car garage (std concrete pavers)
- 3 exterior hose bibs
- Epoxy coated garage floor finish - full flake
- Gutters in the front of the house
- Culvert under driveway

INTERIOR FEATURES

- Interior walls - wood studs 16" on center
- Tray ceilings as noted on plans
- Poplar window sills
- All interior doors 8' high 2-panel smooth finish with 3-1/4" casing
- 5-1/4" baseboards throughout
- Kwikset door knobs with deadbolts on all exterior locations
- 1/2" sag resistant drywall - light skip trowel
- 1 interior paint color: walls - cashmere finish and ceilings - flat finish
- 1 trim color - semi gloss finish
- Continuous Vinyl ventilated shelving in all closets & pantry
- Choice of round or square corner bead
- Choice of porcelain tile throughout home to include crack membrane
- Pull down attic stairs for garages under 12'
- Five (5) hours of customized decorator consultation

KITCHEN AND CABINET FEATURES

- Custom European style frameless cabinetry, stained or painted
- Solid Maple dovetail drawers with soft close under-mounted guides and soft close hinges on doors with custom made mouldings
- Birch 3/4" plywood boxes
- 42" upper with crown molding and under cabinet light rails
- Maple doors and drawers
- Granite (level 1) countertops w/standard edges with tile backsplash allowance
- Stainless steel double bowl under mount sink, Moen SRS faucet w/pull out spray
- Appliance package (\$7,500 allowance)
- Garbage disposal under kitchen sink
- Ice maker line to refrigerator
- Hood vented to outside

BATHROOM, LAUNDRY, AND PLUMBING FEATURES

- Quick recovery 50 gallon hot water heater
- Elongated white toilets
- White free standing tub in master bath per plans
- Moen Genta chrome plumbing fixtures
- Granite countertops tops w/4" backsplash and white undermount sinks
- 36" high custom cabinet vanities with Maple doors and drawers
- Full length vanity mirrors
- 3/8" frameless glass panels per plan
- Dense-shield drywall in all wet area
- Choice of porcelain wall tile to ceiling
- Built in shampoo niches in all baths
- Laundry room w/drop in laundry tub with chrome faucet
- 30" upper cabinets above washer and dryer
- Washer hookup and recessed dryer vent vented to outside
- Built in iron board at laundry

ELECTRICAL FEATURES

- 200 Amp underground service (field located)
- Copper wiring leading from panel throughout house
- Smoke detectors with carbon monoxide detectors per code
- 6 TV cable outlets
- Wired for light and fan combinations in bedrooms and den
- Wired for fan in great room and lanai
- Installation of all fans included
- Fan speed controls included or remote programming
- Rocker style wall switches
- Lighting and fan allowance of \$3,000
- Quiet exhaust fans in baths
- Interior and exterior recess cans per plan
- Recess floor outlet in great room with metal trim
- Under cabinet lighting in kitchen
- Generator plug and whole house surge protector

POOLS

Pools are not included. Water fill for pool to be determined upon closing. If client includes auto fill, additional costs to be determined for plumbing.

ITEMS NOT INCLUDED:

- Septic systems, wells, decorator items, ornate fixture installation, window coverings, betterment fees, impact fees over and above the standard, water and sewer assessments, solid waste fees, tree removal, lot, sea wall, fall protection, railing and flood insurance.
- Some properties may require additional costs due to oversized lots or acreage.
- Prices, specifications and/or material subject to change without notice.
- Upgrades may be shown on brochure