

2512 W PARKLAND BLVD
\$1,699,000 – Est Completion May '19
4 Bed / 4.5 Bath / 3 Car / Office
3,880 s.f. Living / 4,998 s.f. Under Roof



(813) 870-2838 / www.JavicHomes.com

All information included here is approximate and subject to change. Javic Homes reserves the right to make modifications, changes or additions to the plans, designs and specifications. Javic Homes may substitute products or items as it deems appropriate.

FLOOR PLANS



First Floor Plan



Second Floor Plan

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FEATURES

Gourmet Kitchen

- Appliance package including:
 - Sub-Zero Built-in 42" Fridge/Freezer
 - Wolf 36" Gas Cooktop
 - Wolf 30" Wall Oven
 - Wolf Warming Drawer
 - Wolf Microwave
 - Asko Dishwasher
 - Uline Beverage Fridge
- Quartz countertops with tile backsplash
- Wood cabinets with glass extension uppers to ceiling with under cabinet LED lighting
- Stainless steel undermount sink; Faucet with pull-out sprayer
- Pantry with solid melamine shelving

Luxury Bathrooms

- Freestanding tub in master bath
- Shower glass enclosures
- Wood cabinets with quartz counters, backsplash and undermount sinks
- Elongated commodes
- Stylish plumbing fixtures
- Elegant tile on floors and shower/tub walls
- Decorative lighting fixtures

Interior Appointments

- Wide plank wood floors throughout 1st floor (excluding guest bedroom and baths) and 2nd floor hallway
- Wall-to-wall carpet in bedrooms
- Designer millwork package with 2-panel solid interior doors, baseboards, crown molding and window/door casing
- Smooth finish on walls and ceilings
- Sherwin Williams paint
- Solid melamine closet shelving

Exterior Design Features

- Pavers on driveway, entry walk, covered entry and rear patios
- Upgraded landscape package including fully sodded home site, trees, shrubbery and irrigation system
- Garden hose connections per plans
- Fiber cement siding and shutters per plans
- Decorative coach lights per plans
- Hidden vent soffit and gutters/downspouts
- Sherwin Williams paint
- Shingle roof with peel and stick underlayment; Metal front porch roof
- Coachman garage door with exterior keypad
- Vinyl 6' fencing and 2 walk gates
- Outdoor kitchen with grill & beverage fridge

Functional Laundry Area

- Whirlpool washer and gas dryer
- Wood cabinets with quartz counters and backsplash
- Tub sink and faucet with pull-out sprayer

Wiring/Gas Specifications

- LED recessed lighting per plans
- Decorative light fixtures per plans
- Structured wiring package centralized to tech closet for AV/TV/Data wiring
- Natural gas to tankless water heater, grill, cooktop, dryer and spa heater
- Weatherproof exterior electric GFI outlets per plans, including switched soffit outlets for holiday lights

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Design Elements

- Foyer, Dining and Master Bedroom with decorative wall or ceiling treatments
- Powder bath with tile wall focal point
- Mudroom with built-in storage
- Personalization available depending on schedule

Comfort and Convenience

- Front door handle set and lever door handles on interior doors for easy opening
- Rocker-style electrical switches for ease of operation
- Digital readout programmable thermostats for easy viewing
- Water softener loop in garage

Construction Standards

- Steel reinforced concrete building foundation with 1st floor block and 2nd floor frame
- Pre-fabricated roof trusses with straps and connection engineered for storm forces
- White single hung impact windows with Low-E glass

Security & Safety in Your Home

- Alarm system with contacts on exterior doors and motion detector
- Alarm keypad with emergency, panic and fire alert buttons
- Deadbolt locks on all exterior swing doors
- Smoke/carbon monoxide detectors

Warranty and Low-Maintenance

- Manufacturers' warranties transfer
- Limited 1-year warranty on other items
- Termite protection per code
- In wall pest tube system
- Fiberglass exterior doors
- Energy efficient air conditioning system with minimum 14 SEER rating
- R-38 insulation in ceiling
- Block fill insulation and frame batt insulation; All walls with radiant barrier
- Garage floor with epoxy finish

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