

205 S. Hesperides St.

Est Completion April '20

4 Bed / 4.5 Bath / 3 Car / Office / Bonus

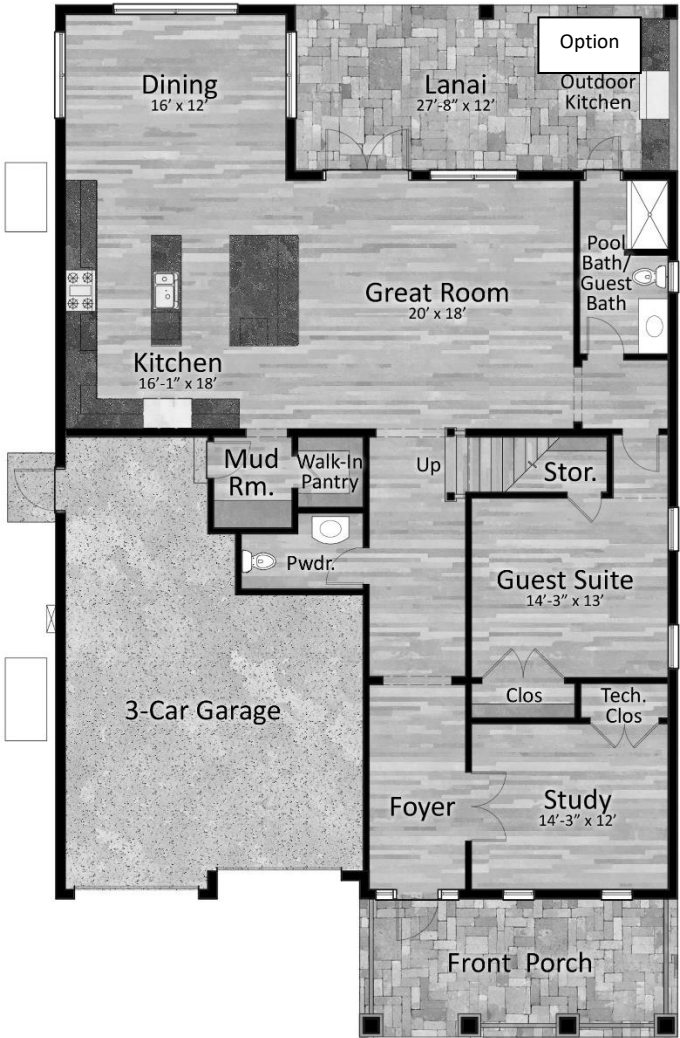
4,239 s.f. Living / 5,319 s.f. Under Roof



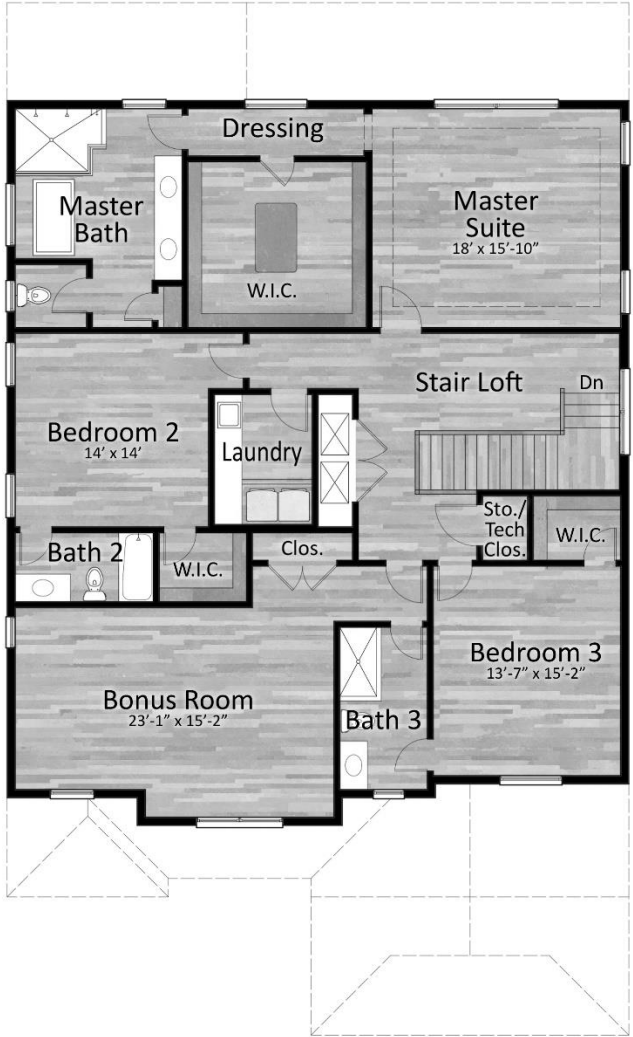
(813) 870-2838 / www.JavicHomes.com

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 featuring GE Monogram:
 - 42" Fridge/Freezer
 - Undercounter Beverage/Wine Fridge
 - 36" Gas Cooktop
 - Stainless Steel Hood
 - 30" Wall Oven
 - Microwave
 - Dishwasher
- Quartz countertops with tile backsplash
- Stylish cabinets with under cabinet lighting
- Stainless steel undermount sink
- Faucet with pull-out sprayer
- ¾ HP food waste garbage disposal
- Pantry with solid melamine shelving

Luxury Bathrooms

- Freestanding tub in master bath
- Shower glass enclosures
- 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 and master bedroom
- Wall-to-wall carpet in bedrooms (excluding master bedroom) and bonus
- 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 patio
- Landscaping including fully sodded home site, trees, shrubbery and irrigation system
- Garden hose connections per plans
- Fiber cement siding and shutters per plans
- Aluminum railing per plans
- Decorative coach lights per plans
- Hidden vent soffit and gutters/downspouts
- Sherwin Williams paint
- Shingle roof with peal and stick underlayment
- Coachman garage door with exterior keypad
- Vinyl 6' fencing and 2 walk gates
- Outdoor Kitchen ready with electric and gas
- Pool & Spa ready with electric and gas

Functional Laundry Area

- Whirlpool washer and gas dryer
- Cabinets with quartz counters & 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
- Propane gas to tankless water heater, future outdoor kitchen, cooktop, dryer and future pool/spa heater
- Weatherproof exterior electric GFI outlets per plans

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Design Elements

- Master Bedroom with decorative ceiling treatment
- Mudroom with built-in storage & drop zone

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

Personalization & Options

- The home has several areas that buyers may personalize to their design and tastes
- If contracted prior to drywall, the following areas can be personalized:
 - Light Fixtures
 - Paint Color
 - Counters
 - Carpet
 - Pavers
 - Bath Accessories
- If contracted prior to drywall, the following Options can be added:
 - Outdoor Kitchen
 - Pool, Spa & Decking
 - Patio Screening

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

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

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