

# **2508 W. Parkland Blvd.**

**5 Bed / 5.5 Bath / 3 Car / 4,654 sq ft**



**(813) 870-2838 / [www.JavicHomes.com](http://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.



FIRST FLOOR PLAN

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SECOND FLOOR PLAN

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# POOL, SPA & OUTDOOR KITCHEN



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## FEATURES

### **Gourmet Kitchen**

- Appliance package featuring SubZero/Wolf:
  - 48" Fridge/Freezer
  - 48" Cooktop / Range
  - Microwave
  - Dishwasher
- Quartz countertops with waterfall island and tile perimeter backsplash
- Stylish cabinets with upper extensions and 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 or mitered edge per specs); 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 excluding laundry and baths
- Designer millwork package with 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, rear patio & pool deck
- Landscaping including fully sodded home site, trees, shrubbery and irrigation system
- LED landscape lighting system
- Garden hose connections per plans
- Fiber cement siding or stucco per plans
- Decorative coach lights per plans
- Hidden vent soffit and gutters/downspouts
- Sherwin Williams paint
- Shingle and/or metal roof with peal and stick underlayment per plans
- Contemporary garage door with frosted impact glass
- Vinyl 6' fencing and 2 walk gates
- Outdoor kitchen with gas grill and beverage fridge
- Pool & Spa with salt chlorinator system

### **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
- Natural gas to tankless water heater, outdoor kitchen, cooktop and 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**

- The home has several areas that buyers may personalize to their design and tastes depending on the project timeline
- If contracted prior to drywall, the following areas can be personalized:
  - Bath Accessories
  - Wood Flooring
  - Closet Shelving System
  - Counters
  - Light Fixtures
  - Paint Color
  - Pavers

### **Construction Standards**

- Steel reinforced concrete building foundation with 1<sup>st</sup> floor block and 2<sup>nd</sup> floor block/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
- 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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