

**2506 W. Parkland Blvd.  
5 Bed / 5.5 Bath / 3 Car / 4,748q 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:
  - SubZero 48" Fridge/Freezer
  - SubZero 24" Beverage Fridge
  - Wolf 48" Range
  - Wolf 30" Microwave
  - Asko Dishwasher
- Quartz countertops with tile perimeter backsplash
- Stylish cabinets with upper extensions and under cabinet lighting
- Stainless steel undermount sink
- Faucet with pull-out sprayer
- Food waste garbage disposal
- Pantry with solid melamine shelving

### **Luxury Bathrooms**

- Freestanding tub in master bath
- Shower glass enclosures
- Cabinets with quartz counters
- 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 roof with peel and stick underlayment per plans
- Coachman style garage doors
- Vinyl 6' fencing and 2 walk gates
- Outdoor kitchen with gas grill and beverage fridge
- Pool & heated/jetted Spa with salt chlorinator system

### **Functional Laundry Area**

- Whirlpool front load washer and 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 & Foyer with decorative wall/ceiling treatments
- 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
  - Closet Shelving
  - Counters
  - Door & Cabinet Hardware
  - Flooring
  - Light Fixtures
  - Paint Color
  - Pavers
  - Pool Tile & Finish

### **Construction Standards**

- Steel reinforced concrete building foundation with 1<sup>st</sup> floor block and 2<sup>nd</sup> 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 alert buttons
- Deadbolt locks on all exterior swing doors
- Smoke/carbon monoxide detectors

### **Warranty and Low-Maintenance**

- Manufacturer warranties & limited 1-year warranty
- 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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