

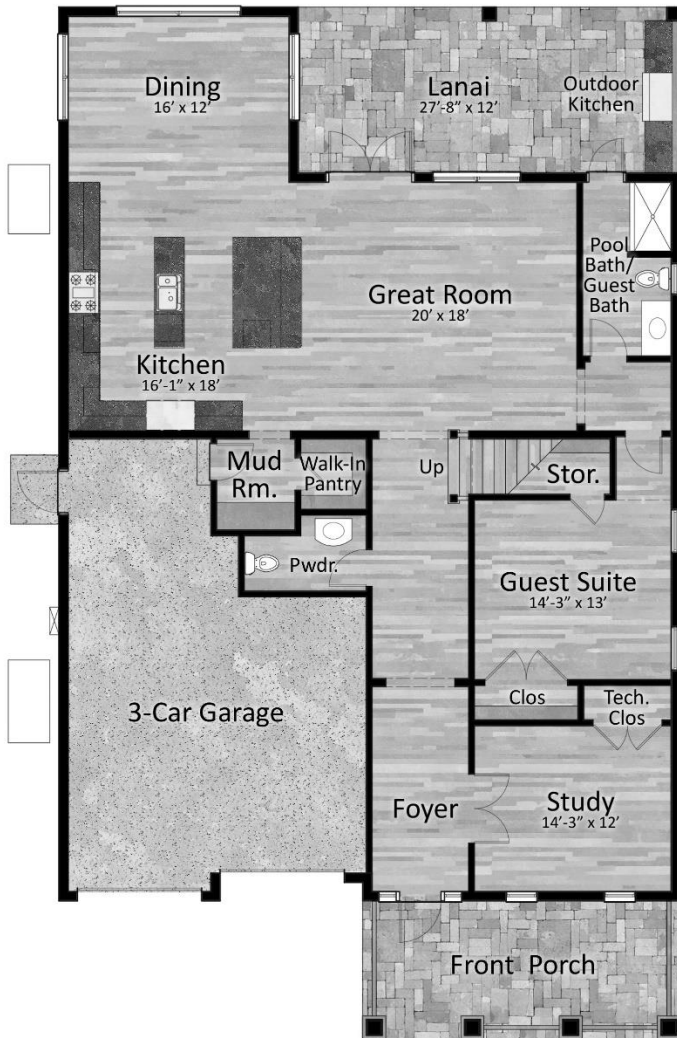
**2510 W PARKLAND BLVD**  
**\$1,999,999 – Est Completion May '19**  
**4 Bed / 4.5 Bath / 3 Car / Office / Bonus**  
**4,239 s.f. Living / 5,411 s.f. Under Roof**



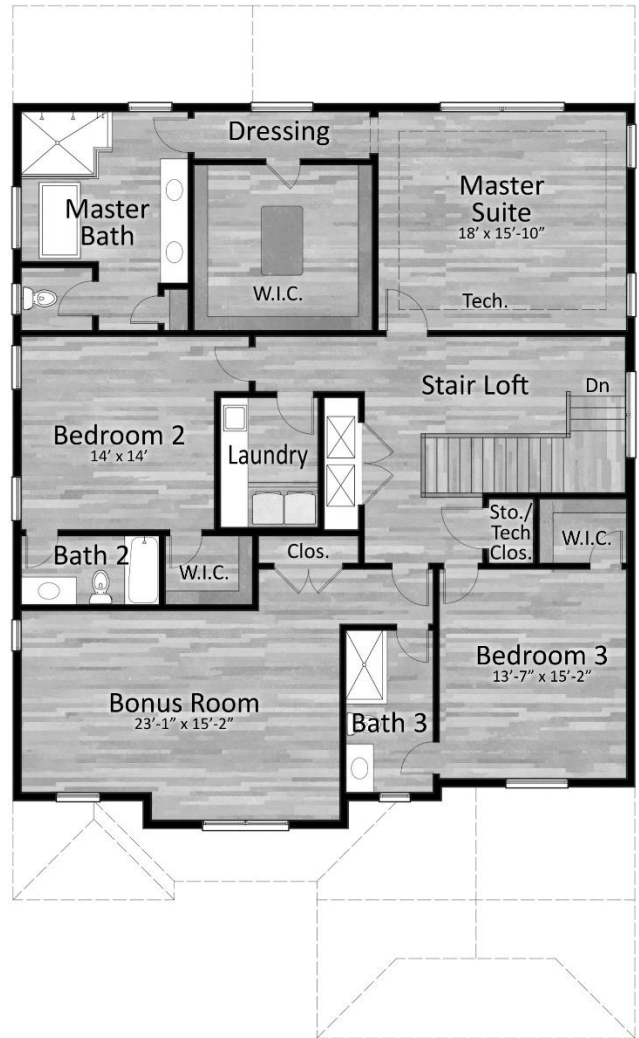
**(813) 870-2838 / [www.JavicHomes.com](http://www.JavicHomes.com)**

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.

# 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 with internal dispenser
  - Wolf 36" Gas Cooktop
  - Wolf 30" Wall Oven
  - 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
- Delta faucet with pull-out sprayer
- ¾ HP food waste garbage disposal
- Pantry with solid white 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 1<sup>st</sup> floor, excluding guest bedroom and baths, and 2<sup>nd</sup> floor hallway
- Wall-to-wall carpet in bedrooms and bonus
- Designer millwork package with 2-panel solid interior doors, baseboards, crown molding and window/door casing
- Orange peel 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
- Aluminum railing per plans
- Decorative coach lights per plans
- Hidden vent soffit and gutters/downspouts
- Sherwin Williams paint
- Shingle roof with peel and stick underlayment
- Coachman garage door with exterior keypad
- Vinyl 6' fencing and 2 walk gates
- Outdoor kitchen with grill & beverage fridge
- Pool with heated/jetted spa

## **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
- Gas tankless water heater and gas plumbed to 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 ceiling treatments
- Bonus room with stylish wall treatment
- Powder bath with tile wall focal point
- Mudroom with built-in storage
- Personalization available pre-drywall:
  - Paint Color
  - Counter Color
  - Landscape
  - Carpet Color
  - Pool Tile
  - Paver Color
  - Mirrors & Bath Access

## **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 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 emergency, panic and fire alert buttons
- Deadbolt locks on all exterior swing doors
- Smoke/carbon monoxide detectors

## **Warranty and Low-Maintenance**

- Dwelling warranty covering your home on major structural defects for ten years
- Standard manufacturers' warranties passed on to you on all appliances and air conditioner units
- 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
- Minimum 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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