



Signature Features

- 17" Ceramic Tile Flooring for All 1st Floor Common Areas and All Wet Areas
- 42" Designer Cabinets
- 2cm Quartz Countertops with 4" Quartz Backsplashes in Kitchen and All Baths
- Stainless Steel Kitchen Appliances
 - Electric Glass Top Range
 - Microwave
 - Dishwasher
- Z-Wave Smart Home Package
 - Video Camera Doorbell
 - Z-Wave Front Door Deadbolt
 - Z-Wave Thermostat
 - 2 Z-Wave Switches
- 15.2 SEER2 Heat Pump and A/C System
- Brick Paved Driveway, Leadwalk, Entry and Lanai
- Fully sodded St. Augustine Lawn with Timer Controlled Irrigation System with Rain Sensor
- Electric Car 240V-50 AMP Outlet

ARCHITECTURAL & EXTERIOR DETAILS

- 30-year dimensional shingle roof
- Storm shutters
- Garage door opener with 2 remotes
- 8' 2-panel entry door with satin nickel hardware
- Minimum of 2 weatherproof electrical outlets
- Two hose bibs

ENERGY-SAVING FEATURES

- 50-Gallon electric water heater
- Double pane Low-E windows and sliding glass door
- LED flush mount lighting

DISTINCTIVE KITCHEN FEATURES

- Stainless steel undermount sink
- Moen™ chrome faucets
- ½ horsepower disposal unit

LUXURIOUS MASTER SUITE AND BATHS

- Master bath tiled shower and glass enclosure
- Wall tile in secondary bathtub/shower
- Moen™ chrome faucets in all baths

INTERIOR DETAILS

- 3¼" baseboards
- 4 ceiling fan prewires
- 5 RG-6 cable/TV outlet prewires
- 2 USB outlets

WARRANTY

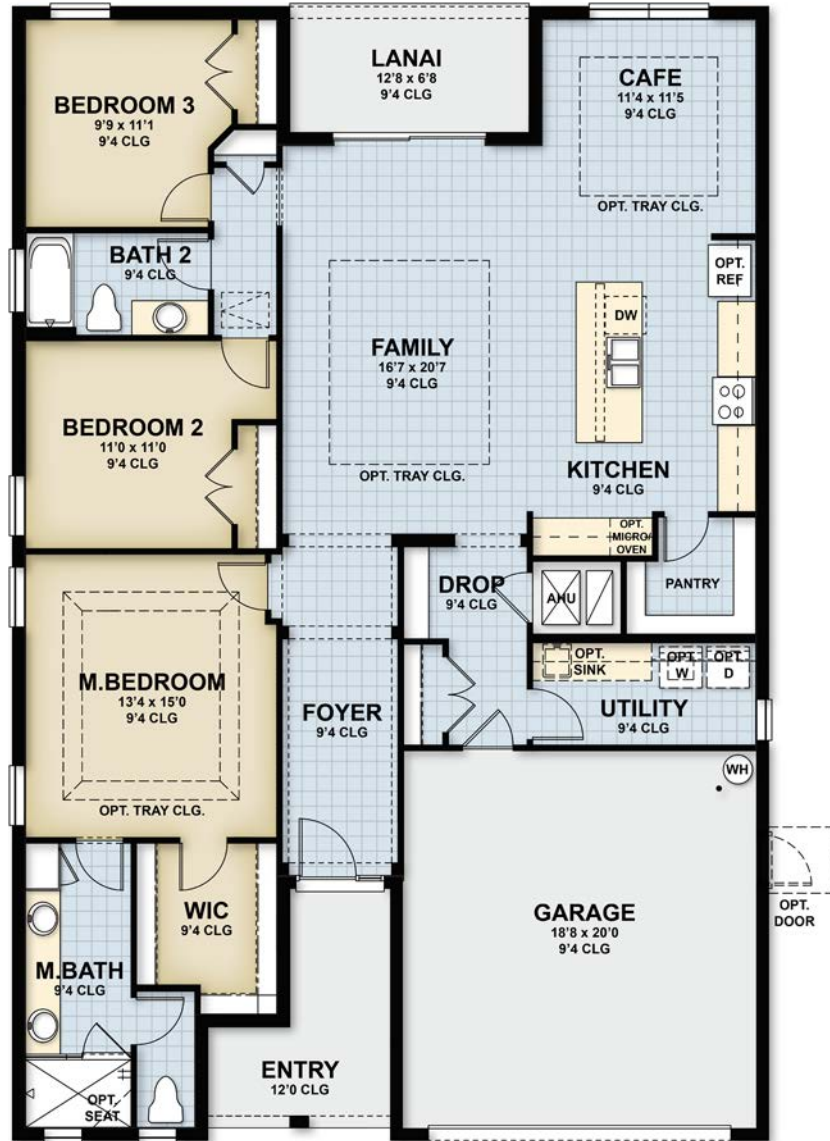
- 1 year Workmanship
- 10 year Structural



			
1,811	3	2	2



			
1,811	3	2	2



FIRST FLOOR A, B

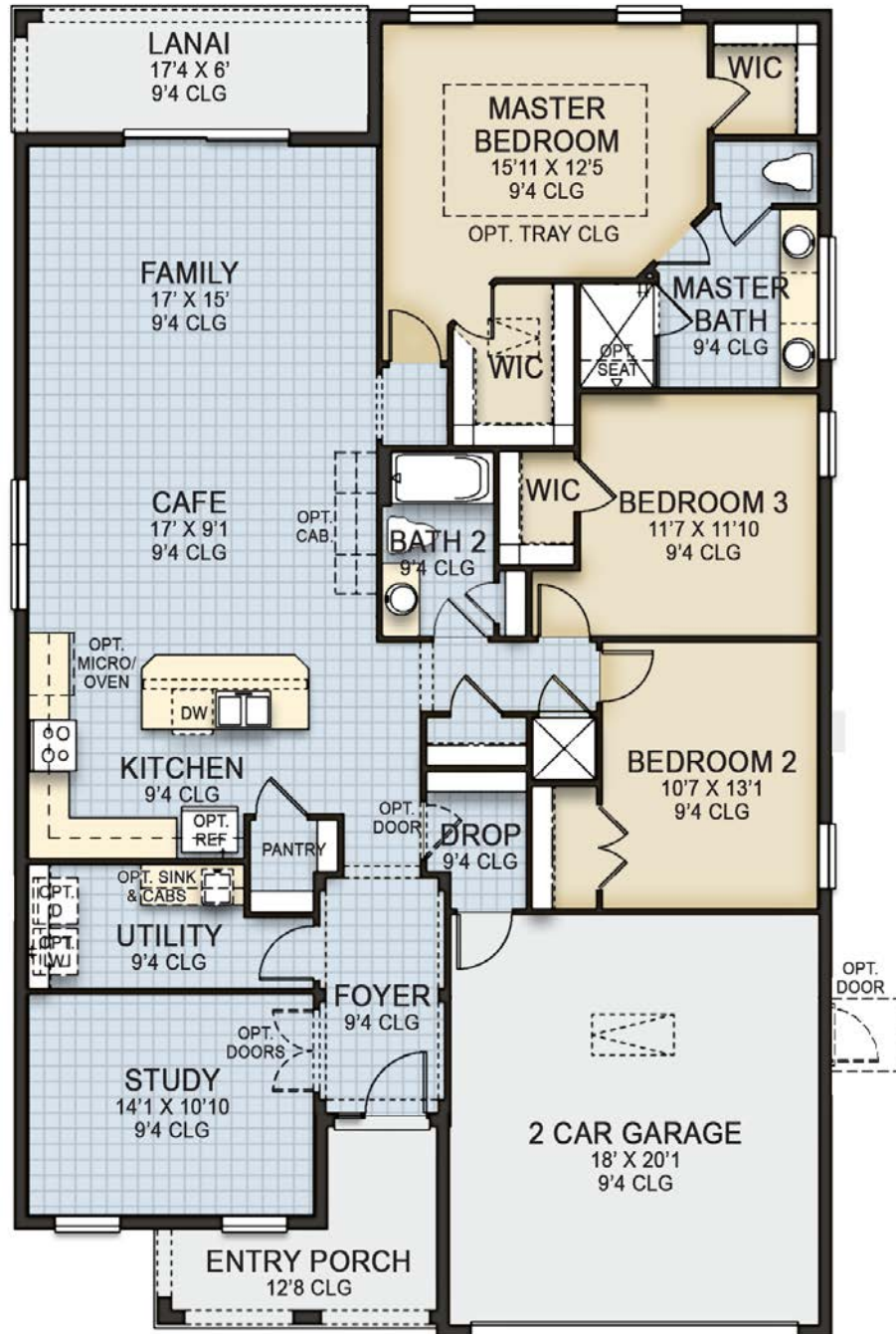


FIRST FLOOR C

			
1,966	3 - 4	2	2



			
1,966	3 - 4	2	2

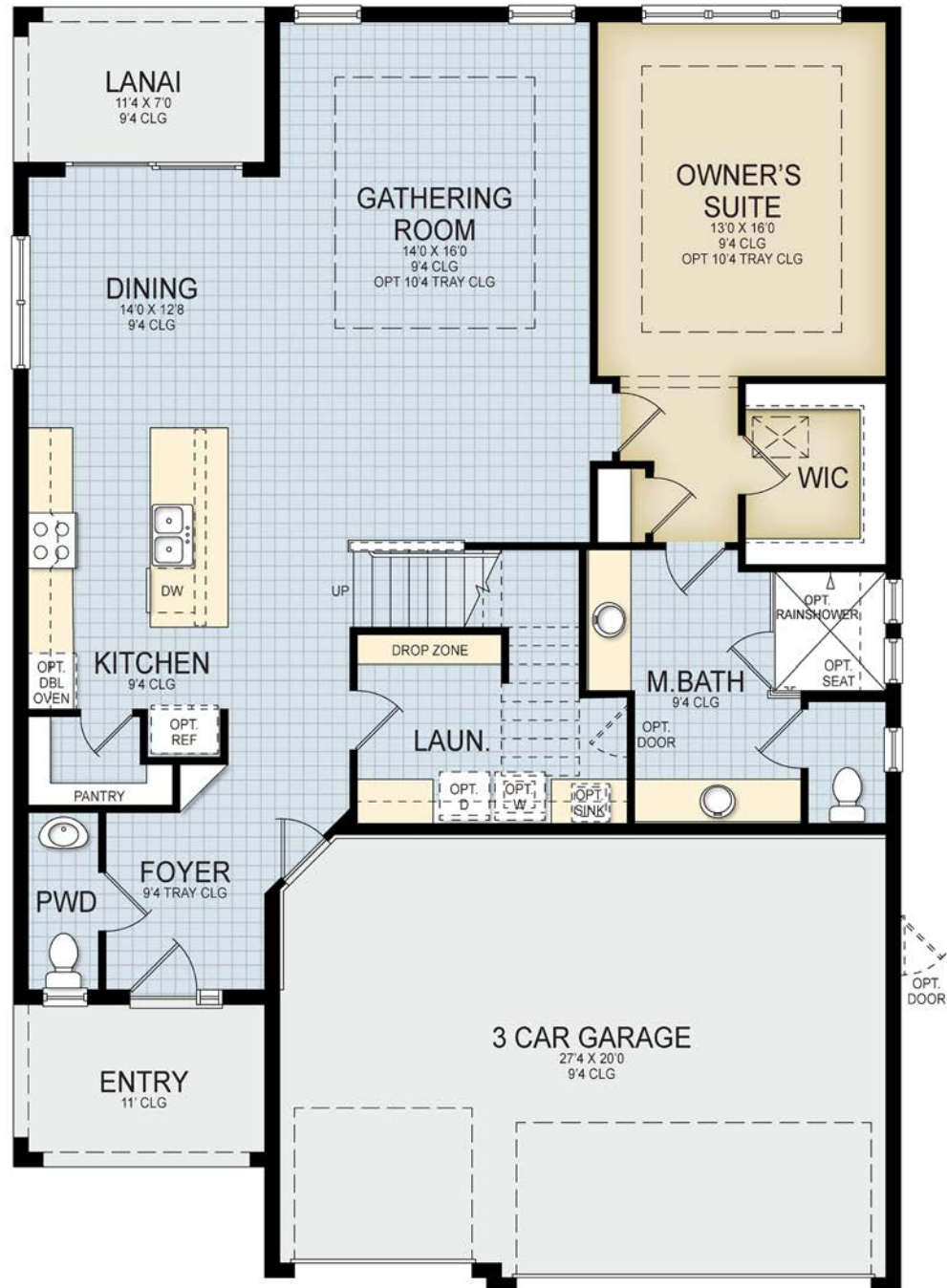


			
2,331	4	2.5	3



			
2,331	4	2.5	3

FIRST FLOOR

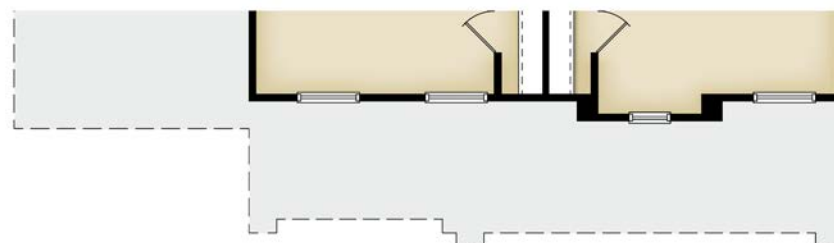


			
2,331	4	2.5	3

SECOND FLOOR



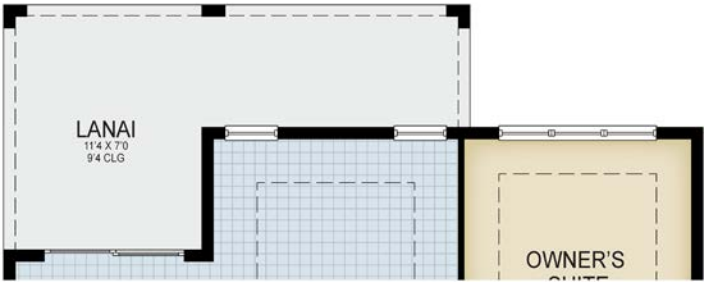
ELEVATION A & B



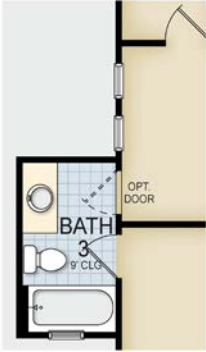
ELEVATION C

			
2,331	4	2.5	3

OPTIONS



EXTENDED LANAI OPT.



BATH 3 OPT.

			
2,384	4	3	2



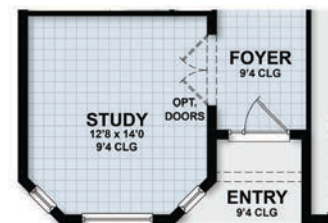
			
2,384	4	3	2



ELEVATION A



OPT. BEDROOM 4 SUITE

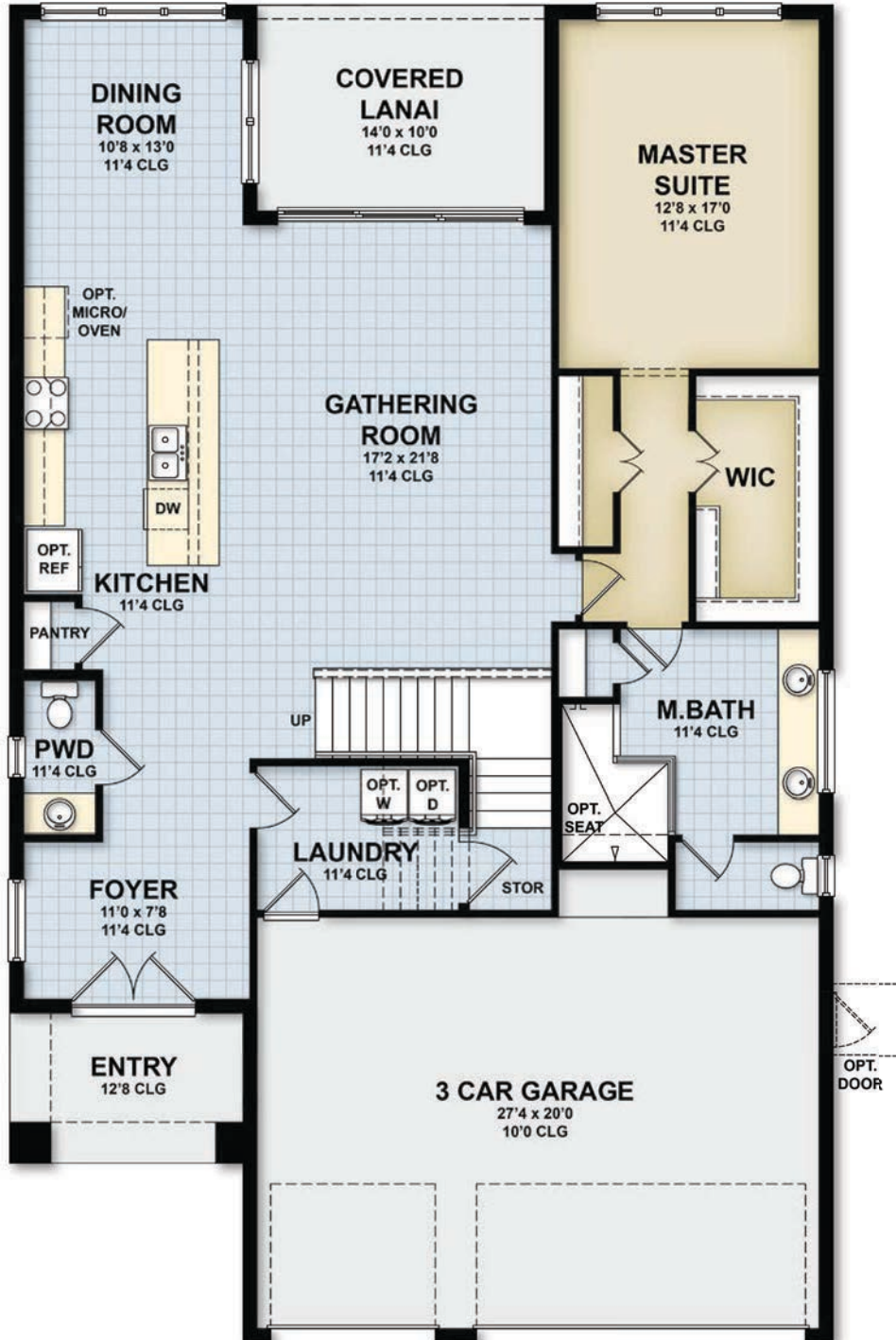


ELEVATION B & C

			
2,922	4	3.5	3



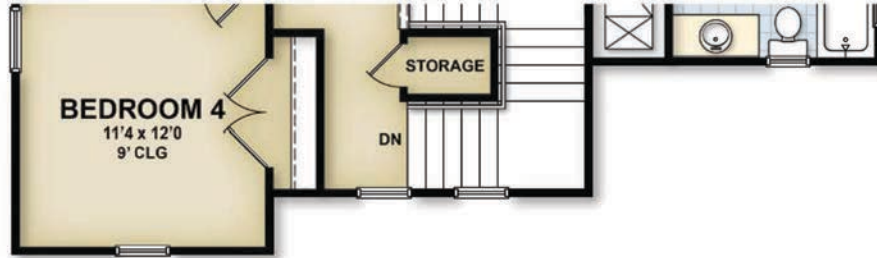
FIRST FLOOR



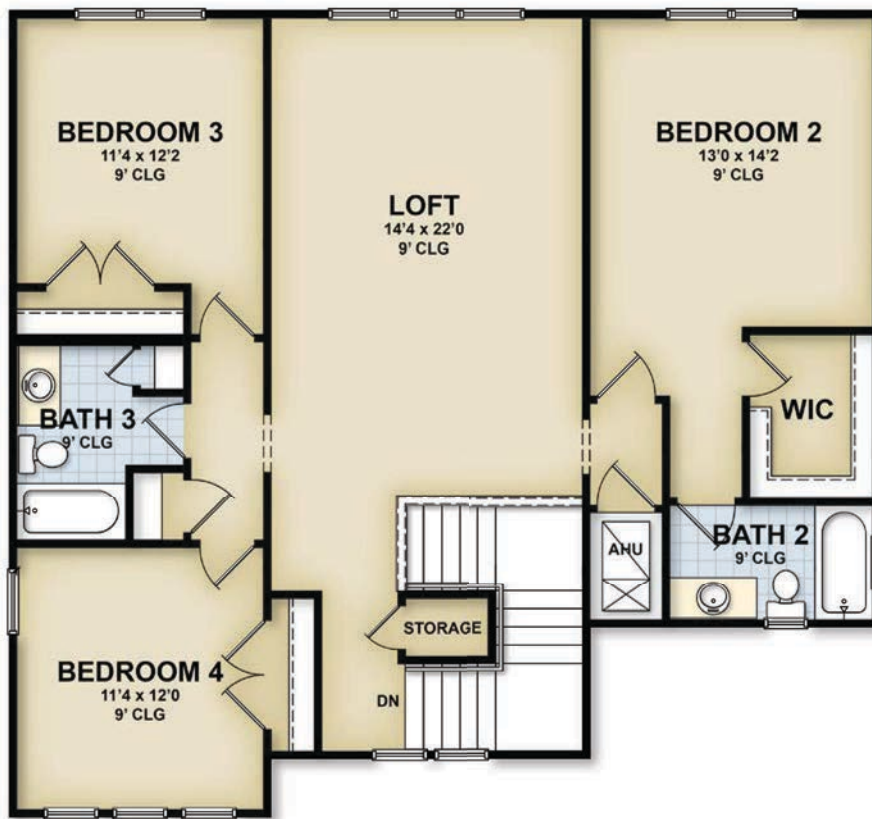
ARCHITECT: CONTEMPORARY HOMES, INC. PHOTOGRAPHY: JIMMY HARRIS

			
2,922	4	3.5	3

SECOND FLOOR



ELEVATION B



ELEVATION A & C



Amenities

Small and Large Dog Parks

Gazebo

HOMEOWNERS ASSOCIATION*

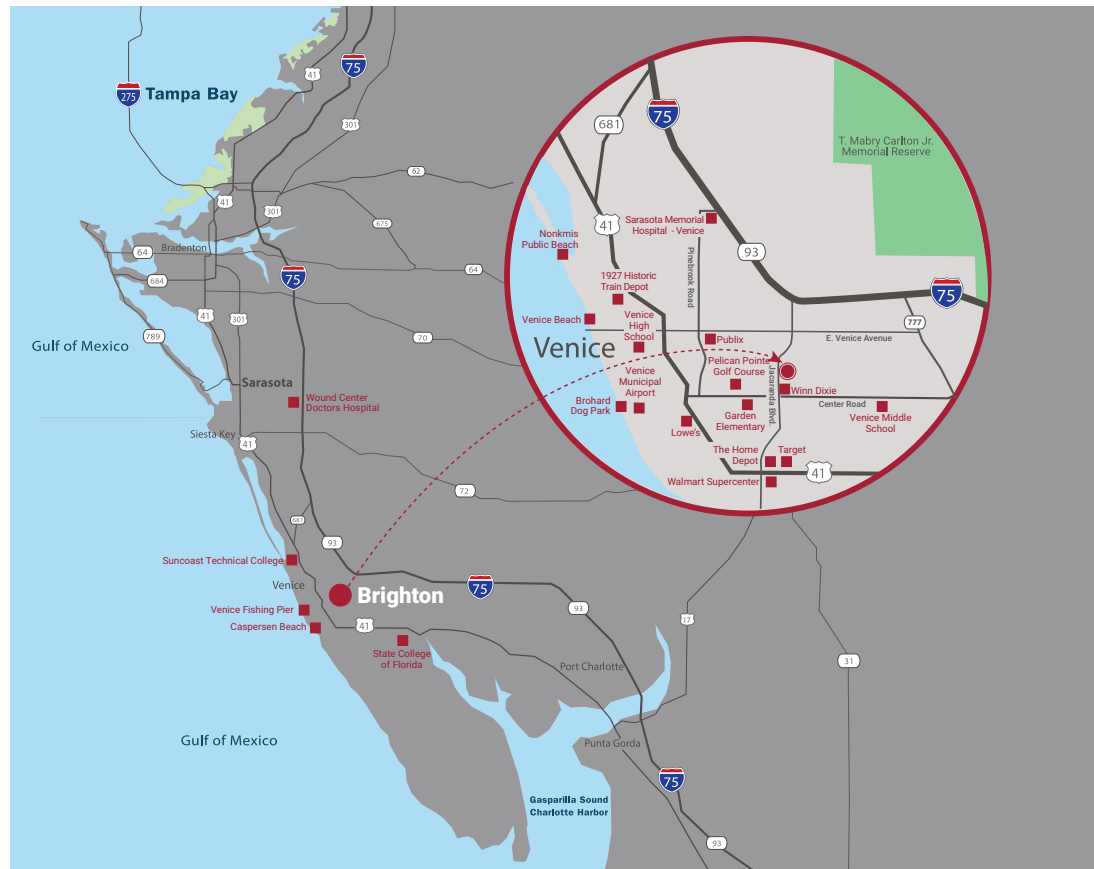
\$1,000 Initiation Fee

\$133 Monthly HOA Fee

Places of Interest

Miles

Winn Dixie	.25
Interstate I-75.....	1.5
Garden Elementary School	1.5
Venice Middle School	3
Publix Super Market	3
Venice Municipal Airport.....	4
Venice Beach.....	5
Sarasota Memorial Hospital	5.5
Wound Center Doctors Hospital	17



Utilities

Electric

Florida Power & Light - 800.468.8243

Gas

TECO People's Gas - 877.832.6747

Water | Sewer

Sarasota County

Water & Sewer - 941.861.6790

Phone | Cable | Internet

Comcast/Xfinity - 800.266.2278

Garbage | Recycling

Sarasota County

Waste Management - 941.493.4100

PUBLIC SCHOOLS

Garden Elementary School

Venice Middle School

Venice High School

HOSPITALS

Sarasota Memorial Hospital

Wound Center Doctors Hospital

SHOPPING

Publix Super Market

Winn-Dixie

Detwilers Farm Market

THINGS TO DO

Venice & Caspersen Beach

Venice Fishing Pier

Downtown Venice

Brohard Paw Park

Pelican Pointe Golf and Country Club

1927 Historic Train Depot

Venice Farmers Market