

Laurel

Retreat Homesite

- ❖ Lot #244
- ❖ 3 Bedrooms + Parlor
- ❖ 3 Bathrooms
- ❖ 2,485 Sq. Ft.



BUILDER:
 **dibros corp.**

MARKETED EXCLUSIVELY BY:

TIOGA REALTY
Residential & Commercial Services

Deborah A. Minck BROKER®
(352) 333-3009

Revised: 04/20/07

Information for marketing purposes only and is subject to change without notice.

Laurel

Address: 13231 SW 5th Avenue
Lot #244

Construction

- ❖ ENERGY STAR® certified
- ❖ SIMONTON® extruded vinyl windows ENERGY STAR® argon-filled, soft coat Low E, tilt-sash
- ❖ Two separate 13 SEER A/C units
- ❖ Stem Wall foundation
- ❖ Blown-in Cellulose insulation
- ❖ Energy efficient *Tech-shield*® roof decking
- ❖ Hardieboard® siding with 50-year manufactory warranty
- ❖ 30-year TAMKO® architectural shingles
- ❖ TUBES UNDER SLAB® termite defense and TAEXX® tubes in walls pest control system
- ❖ Integrated, CAT 5 phone, cable wiring
- ❖ Pre-wired for security system
- ❖ Professional landscape package with multi-zoned irrigation system
- ❖ Beaded vinyl soffits and porch ceilings
- ❖ Two car garage with electric openers

Home Upgrades

- ❖ Custom built maple cabinetry in Kitchen and Baths
- ❖ Stone columns on front porch
- ❖ Brick pavers on front porch
- ❖ Gas fireplace with custom mantle surrounded by bookshelves
- ❖ Jetted luxury tub in Master Bathroom with separate walk-in shower
- ❖ Island style Kitchen with additional built-ins in breakfast area
- ❖ Ceramic tiled shower and tub enclosures
- ❖ Crown moulding in Foyer, Dining Room, Kitchen, Great Room and all Baths
- ❖ Traditional staircase with Oak wood stair treads
- ❖ KWIKSET ULTRAMAX® door handles
- ❖ KOHLER® plumbing fixtures
- ❖ GRANITE® countertops in kitchen
- ❖ Solid surface countertops in master bath with undermount sinks

2,485 sq. ft. 3 BR + Parlor / 3 Bath

| | |
|--------------|---------------|
| First Floor | 1,349 sq. ft. |
| Second Floor | 1,136 sq. ft. |
| Front Porch | 146 sq. ft. |
| Rear Porch | 177 sq. ft. |
| Garage | 552 sq. ft. |

Total Conditioned Area 2,485 sq. ft.
Total Home Area 3,360 sq. ft.

Interior Features

- ❖ 10' high ceilings - 1st floor/9' high ceilings - 2nd floor
- ❖ Wood flooring in Foyer, Great Room Dining Room, Breakfast Nook, Kitchen
- ❖ Tile flooring in Laundry room and all Bathrooms
- ❖ Upgraded Kenmore® Stainless Steel Appliances with built-in Microwave
- ❖ Built-in planning center in Kitchen
- ❖ 5 ¼ " base boards throughout home
- ❖ Ceramic tile backsplash in kitchen
- ❖ Window seat in parlor
- ❖ Large master closet
- ❖ Clutter room with built-in bench near garage and laundry
- ❖ Glass Transoms throughout house

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