

WINDHAM



Atlantic Design Homes

Grove Homesite

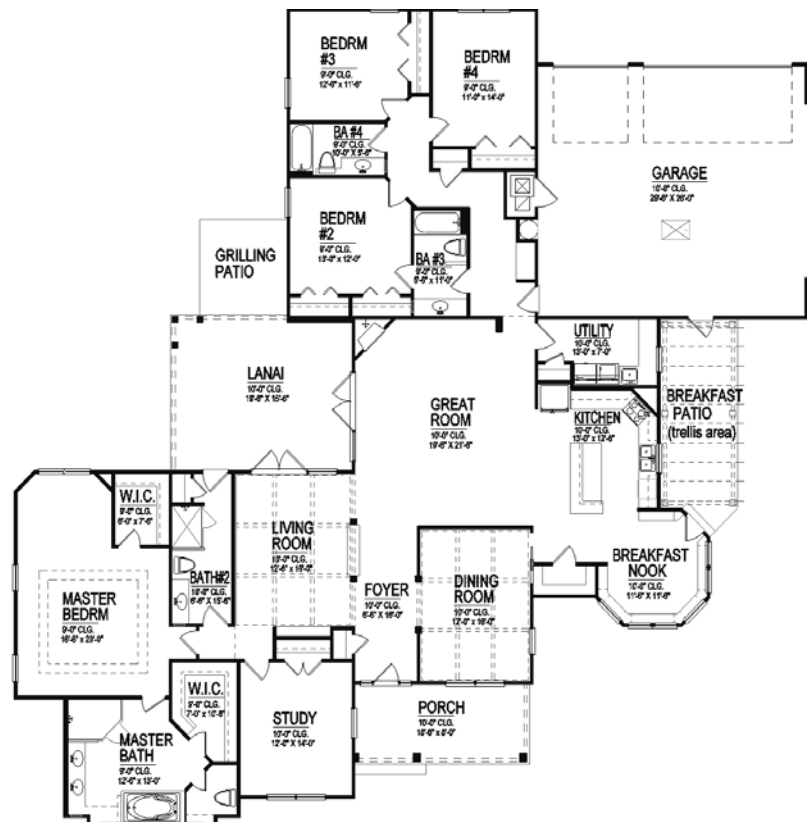
- ❖ Lot # 296
- ❖ 4 Bedrooms + Study
- ❖ 4 Baths
- ❖ 3,324 Sq. Ft.

***Preferred Lending Program**

See your Tioga Realty associate for details.



Spring Parade Home 2008



MARKETED EXCLUSIVELY BY:



Deborah A. Minck BROKER®

(352) 333-3009

Revised: 12-12-07

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

WINDHAM

Lot #296

Address: 670 SW 134th Way

3,324 sq. ft. 4 BR/4 Bath + Study

First Floor	3,324 sq. ft.
Entry Porch	148 sq. ft.
Rear Porch	305 sq. ft.
Garage	788 sq. ft.
Total Sq. Footage	4,565 sq. ft.

Upgraded Features

- Custom Exterior Package with Cast Stone, Patterned Lap Siding, Gables, Decorative Vents, Upgraded Soffit & Brackets. Premium Anderson Windows with Craftsman Style Trim on Exterior
- 3-Zoned A/C System with Upgraded Filtration & Touchscreen Thermostat
- Raised Panel, Antique White Maple Cabinets with Glaze in Kitchen, Glass Doors on Upper Cabinets, Cherry on Island & Upgraded Stainless Hood over Range
- Upgraded Cabinetry in all Bathrooms
- Cabinetry/Counters with sink in Laundry Room
- Tiered Tray Ceiling in Master Bedroom
- Coffered Ceiling in Living Room & Dining Room
- Upgraded Interior Doors with Premium Hardware
- Upgraded Glass Insert in Front Doors & Sidelights
- Custom Tile work in Master Bathroom Shower & Tub Surround
- Breakfast Patio with Trellis off of Breakfast Nook
- Grilling Patio with Gas Stub Out
- Custom Built-in Cabinetry Throughout Home
- Upgraded Plumbing & Lighting Fixtures Throughout Home

Standard Features

Construction Features

- Energy Star Plus Package
- Ultra-high Efficiency Electric Heating and Cooling System, 13 SEER
- R-13/R-30 *Cocoon TM* Cellulose Insulation
- *BORA-CARE®* Non-toxic Wood Preservative and Insecticide on Wood Framing
- Extra Mildewcide Added to Exterior Paint
- Double Sealed, Pressure Tested Duct System with Anti-microbial Coated A/C Duct Board for Healthy Air
- Positive Pressure Ventilation System
- Energy Star Testing, Certification and Registration
- Extra-high Efficiency 40 Gallon Gas Water Heater
- Premium Quality, Tilt-sash, Insulated Low-E Windows
- Wood Fascia and Beaded Vinyl Soffit
- Attic Trusses over Garage Designed for Storage
- Spraycrete Front and Back Porch, with Tile Pattern

Appliances

- Stainless Gas Range in Kitchen
- Stainless Steel Dishwasher with Custom Cabinet Panel
- Stainless Steel Counter-Depth Refrigerator
- GE Washer & Dryer

Flooring

- Oak Wood Flooring Throughout Main Living Areas
- Premium Carpeting in all Bedrooms
- Upgraded Tile Flooring in all Bathrooms

Electric/ Lighting

- Upgraded Lighting Throughout House
- Complete Security System
- Custom Sound System

Interior Features

- Granite Countertops in Kitchen with Under Mount Stainless Sink
- Luxury Master Bath with Jetted Tub, and Walk-in Tiled Shower with Glass Enclosure and Cultured Granite Vanity Top(s)
- Secondary Baths Include Deluxe Acrylic Tub Shower with Tile Surround and Cultured Marble Vanity Top
- 36 " Gas Fireplace with Tile Surround and Premium Mantle
- Ceiling Fan in Great Room and Master Bedroom
- High Speed Digital Phone Lines: Kit, BR's & Study
- RG6 Cable TV Lines: GR, Bedrooms & Study
- Brass Floor Outlet in Great Room
- Premium *Decora®* Switches and Receptacles
- Two Premium Coach Lights and Security Floodlights
- French Door(s)* to Lanai, *(as Per Plan)

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