

The Fairmont

Miller Family Homes

Open Concept Living

La Paloma

The Villages at

Cypress Creek



MOVE-IN READY
June / July 2019

\$409,700

NO CDD FEES

NO FLOOD Insurance required.

Easy Access onto Interstate 75

Close to Shopping, Medical, Dental, Vet and Restaurants, Library

Within 30 minutes of Downtown Tampa, St. Pete, Bradenton/Sarasota

- ◆ 3 Bedroom, Den, 3 Full Bath, 3 Car Garage
- ◆ 2,388 sf. Living Area, 3,551 sf. Total Area
- ◆ Stainless Steel Appliances including Range w/5 burners and Convection Oven, Microwave, Dishwasher (all appliances include a 2 year warranty)
- ◆ Granite Kitchen Countertops w/Stainless Steel Undermount Sink
- ◆ White painted cabinetry in kitchen and baths
- ◆ Open Great Room with Pocket Sliding Doors to 39' long Screened Lanai
- ◆ Trey Ceiling in Great Room and Master Bedroom
- ◆ Large Windows and Sliding Glass Doors for natural light to come in
- ◆ Garage Door Openers for both garage doors with WI-FI capability
- ◆ Floor Outlet in Great Room—TV Outlets in all Bedrooms and Lanai
- ◆ Wood-look Tile Throughout Except Bedrooms
- ◆ Paver Driveway & Lanai
- ◆ Plus many more upgrades—See attached and
- ◆ See brochure package for included features
- ◆ Plus \$3,500 Flex Cash Towards Kitchen Backsplash or Closing Costs
- ◆ See Home Consultant for Details

Office in La Paloma

3633 Gaviota Dr.

Ruskin, FL 33573

Phone: 813-633-0900

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www.millerfloridahomes.com

Upgrades added to Fairmont Inventory Home

in addition to included features - see brochure for included features

805 Bella Verde Place, Ruskin ~LaPaloma Village ~

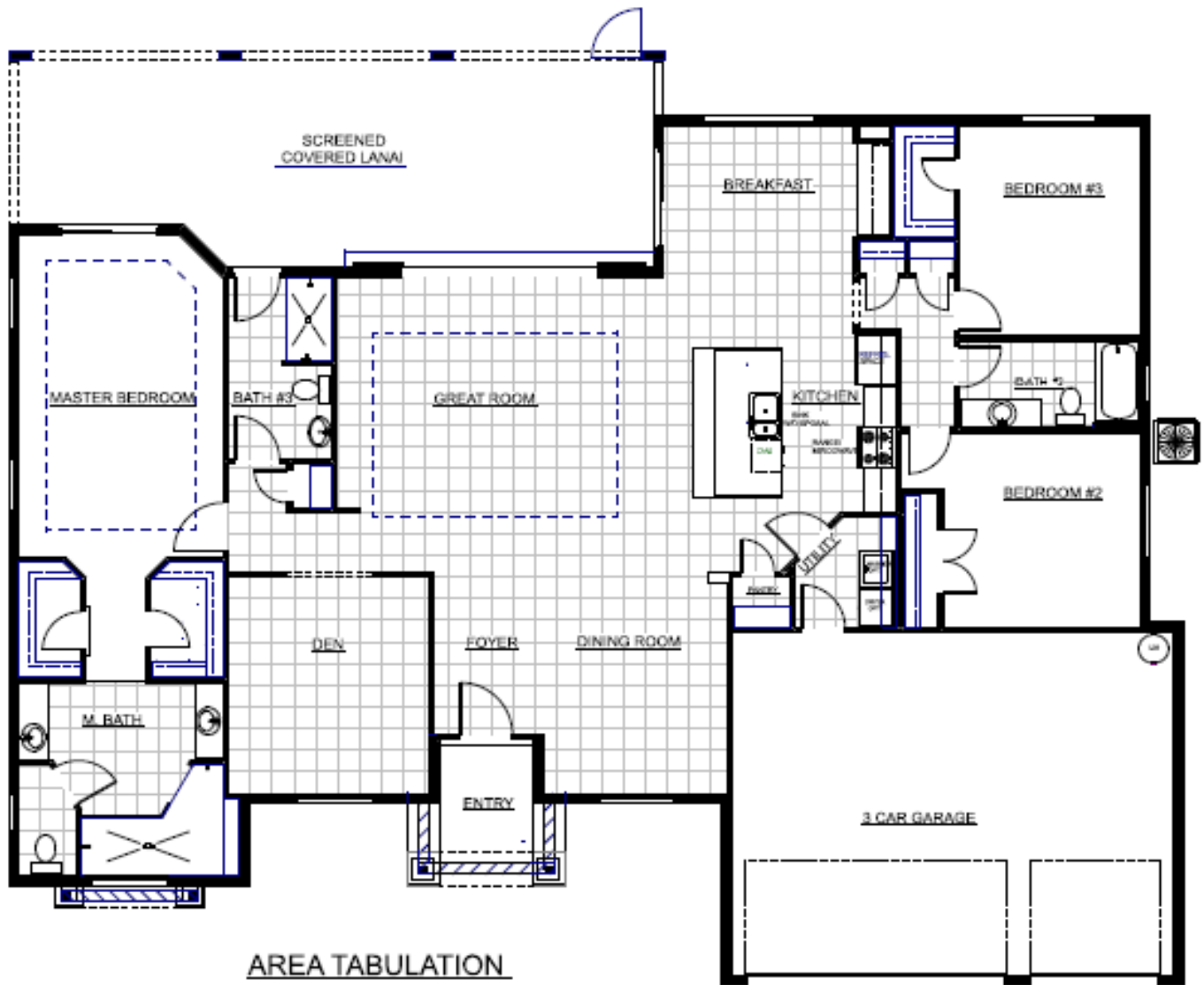
- Exterior**
 - ◆ Oversized Lot w/5 Trees (16,250 sf)
 - ◆ Upgraded Front Door, Sidelites and Windows to Prairie Style
** Premium Front with Cultured Stone
 - ◆ Extended Lanai to approx 13' X 39' * Plus Exterior electric and cable outlets to hang TV on wall
 - ◆ 2 Decorative Coach Lights on Garage
 - ◆ Upgrade garage door to wood-look style plus Openers for both doors w/ WiFi Capability
 - ◆ Additional Fan Outlet on Lanai for total of 2 both on same switch
 - ◆ Paver Driveway, Entry Walk, Entry, and Lanai ilo Concrete
- Interior**
 - ◆ All interior doors increased to 8' High and all Bi-folds changed to Swing
 - ◆ Single Trey Ceiling in Great Room & Master Bedroom
 - ◆ Drywall opening at Hall to Den sized to add future french or barn doors
 - ◆ Sliding glass doors in Master Bedroom on rear wall ilo window
 - ◆ Electric Floor Outlet in Great Room
 - ◆ Wood-look floor tile throughout except bedrooms
- Kitchen**
 - ◆ Large fixed transom (72 x 64) ilo window in breakfast room
 - ◆ White Cabinetry in Kitchen, Master & Bath# 2
 - ◆ Modified Kitchen for Single Large Flat Island w/Push Button disposal and additional cabinets facing great room
 - ◆ 18" LV1 Ceramic floor tile in Den
 - ◆ Installation of ALL Floor tile on Running Bond Pattern including Den
 - ◆ Pot Drawers on range wall only ilo base cabinets and bumped up over microwave with Crown molding
 - ◆ Upgraded Delta faucets in Bronze color in Kitchen
- Baths**
 - ◆ Upgraded Delta faucets in Bronze color in all baths
 - ◆ 8' Full mini blind door in Bath# 3 (Pool bath) includes storm panel
 - ◆ Deleted tub for large walk-in Shower w/Bronze framed standard clear glass & upgraded shower tile floor
 - ◆ Upgrade commode to Comfort Height in Master bath
 - ◆ Upgrade shower floor tile in Bath# 3
 - ◆ LV1 Ceramic Wall tile to Ceiling in Master bath

Plus \$3,500 Flex Cash to use towards Appliances, Backsplash or Closing Costs for using one of our preferred lenders - See Home Consultant for Details

\$409,700.00

FAIRMONT

3 BEDROOM W/DEN, 3 BATH
3 CAR GARAGE



AREA TABULATION

LIVING	2,388 S.F.
GARAGE	602 S.F.
LANAI	493 S.F.
ENTRY	68 S.F.
TOTAL UNDER ROOF	3,551 S.F.

DIMENSIONS ARE APPROXIMATE

MILLER FAMILY HOMES

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