

# 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

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Ruskin, FL 33573

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## Upgrades added to Fairmont Inventory Home

**in addition to included features - see brochure for included features**

805 Bella Verde Place, Ruskin ~LaPaloma Village ~

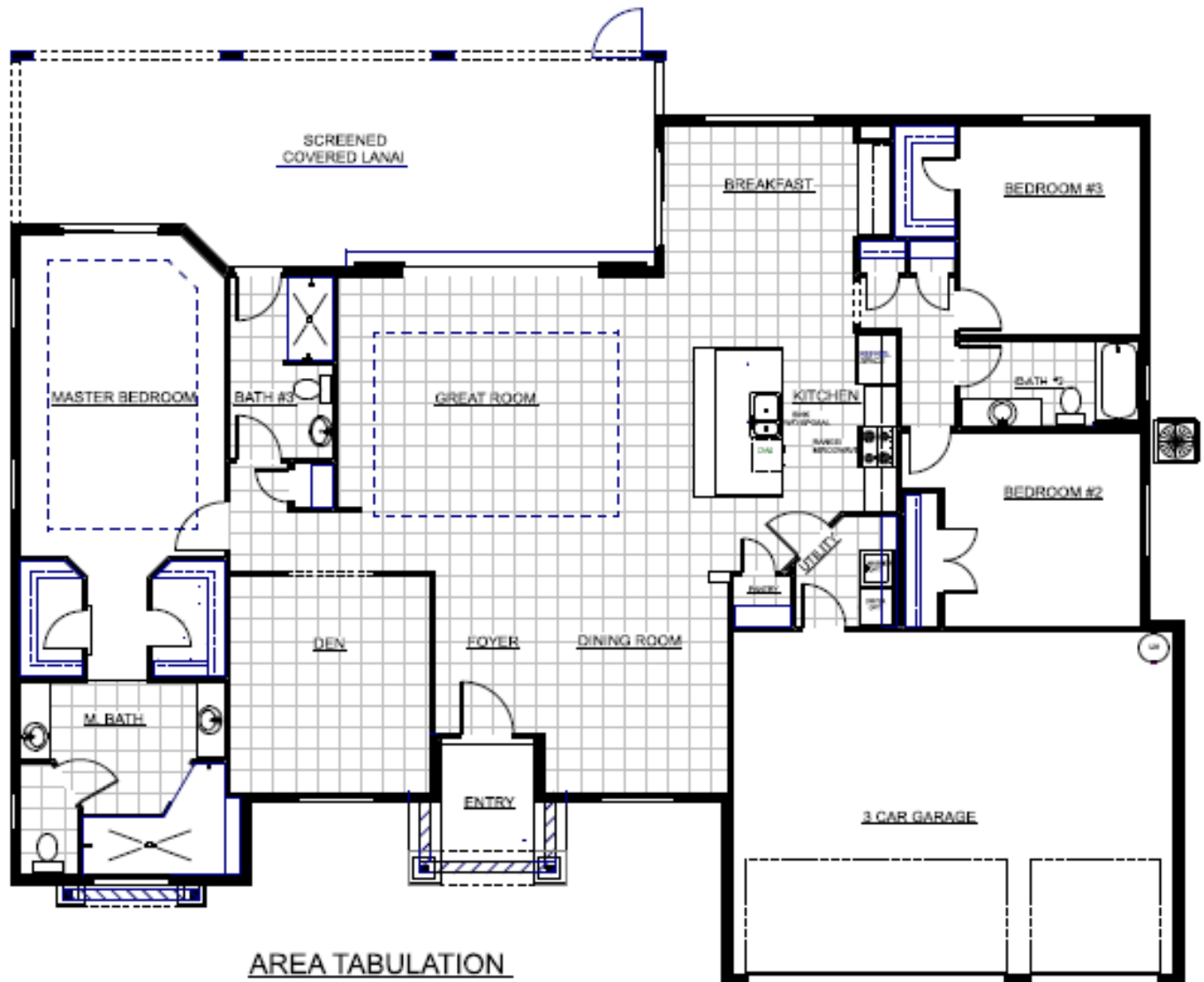
- Exterior**
  - ◆ Oversized Lot w/5 Trees (16,250 sf)
  - ◆ Upgraded Front Door, Sidelites and Windows to Prairie Style  
\*\* Premium Front with Cultured Stone
  - ◆ Extended Lanai to approx 13' X 39' \* Plus Exterior electric and cable outlets to hang TV on wall
  - ◆ 2 Decorative Coach Lights on Garage
  - ◆ Garage door 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	<u>3,551 S.F.</u>

DIMENSIONS ARE APPROXIMATE

MILLER FAMILY HOMES

Phone: 813-633-0900