

The Monforte IV

Miller Family Homes

Villa d'Este

The Villages at

Cypress Creek

MOVE-IN READY

August/September 2019

\$335,200

NO CDD FEES

NO FLOOD Insurance required

Gated Village with swimming pool in a golf course community

Easy Access to Interstate 75

Close to Shopping, Medical, Vet Restaurants, and Library

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

Office in La Paloma

3633 Gaviota Dr.

Ruskin, FL 33573

Phone: 813-633-0900

judy@millerfloridahomes.com

www.millerfloridahomes.com

Open Concept Living



3802 Milflores Drive | Ruskin, FL 33573

- ◆ 4 Bedroom, 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 with Stainless Steel Undermount Sink
- ◆ Two toned cabinetry in kitchen
- ◆ Open Great Room with Pocket Sliding Doors to 29' long Screened Lanai
- ◆ Trey Ceiling in Great Room
- ◆ Large Windows and Sliding Glass Doors for natural light to come in
- ◆ Garage Door Openers for both garage doors with WI-FI capability
- ◆ Garage Extended to 23' Deep and 8' High Doors
- ◆ Plus many more upgrades—See attached and
- ◆ See brochure package for included features
- ◆ Plus \$2,500 Flex Cash Towards Kitchen Backsplash or Closing Costs
- ◆ Ask Home Consultant for Details

Upgrades Added to Monforte IV

in addition to included features - see feature sheet in brochure

3802 Milflores Dr, Ruskin, FL 33573

- Garage**
 - ◆ Raised garage doors to 8' high for taller vehicles w/Belt Drive Openers w/WI-FI capability
 - ◆ Extended garage to 23' long with 2 Decorative Coach Lights
- Kitchen**
 - ◆ Upgrade Kitchen faucet to Delta Bronze 4353-RB-DST
 - ◆ Upgrade Kitchen Cabinets in 2 color tone and Pot Drawers on range wall
- Baths**
 - ◆ Bench Block Seat in Master Shower
 - ◆ Upgrade Bath#2 vanity faucet in chrome
 - ◆ Upgrade Bath#3 vanity faucet in chrome
 - ◆ Upgrade Master vanity faucets in chrome
 - ◆ Medicine Cabinet in Bath #3 (included in Master & Bath# 2)
- Exterior**
 - ◆ Large Corner Lot with 3 trees (11,432 sf)
 - ◆ Upgrade Decorative Glass Front Door
 - ◆ Premium Porch Elevation
 - ◆ Wider entry doors for Master Bedroom and Bed Room# 4 to move-in furniture easier or wheelchair use
- Interior**
 - ◆ Door in hallway to lanai is 1/2 glass on top to allow natural light to come in
 - ◆ Single Trey Ceiling in Great Room
 - ◆ Cable Outlets in all bedrooms, great room & lanai
 - ◆ Ceramic Tile Floor through-out except bedrooms
 - ◆ **Plus \$2,500 Flex Cash to use towards Appliances, Backsplash or Closing Costs in addition to closing costs we normally pay for using one of our preferred lenders - See Home Consultant for Details**

**Prices subject to change until all final color & specifications are selected
Currently under construction**