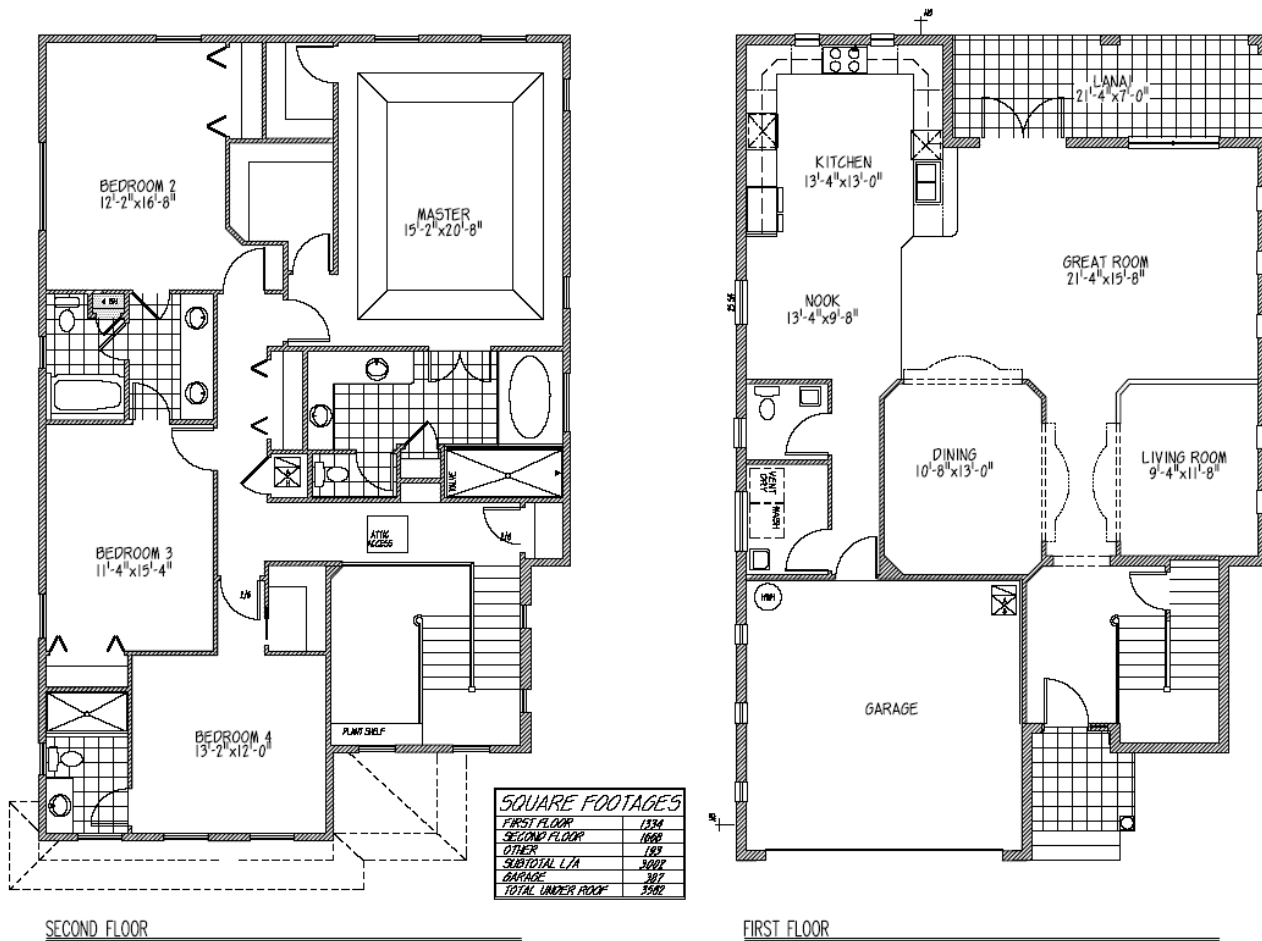


# 3312 Villa Rosa

Four bedroom, Three 1/2 baths 3002 SF Liv/Area - 3954 SF Under Roof  
\$696,900.00



- ❖ Lushly landscaped 50'x105' lot (Flood Zone C) with 5 Zone irrigation System.
- ❖ Two-car garage with 120 mph steel garage door with opener and keyless entry
- ❖ Old world Architectural moldings and exterior treatments. Concrete tile roof Low Maintenance exterior finishes with covered porches front and rear, both with tile flooring
- ❖ Hurricane engineered two story construction 10' Ceilings Down- 9'-2" Up. All wall framing 16" on center, engineered floor and roof systems
- ❖ Premium aluminum windows with tilt-out removable sashes
- ❖ High Efficiency Dual Zone Air Conditioner/Heat pumps SEER=13.0 with R=30 ceiling insulation
- ❖ Brazilian Cherry Stair treads, painted risers with Custom railings, iron balusters.
- ❖ Upgraded trim details, 5 1/4" base, raised panel doors, wood windowsills, cased openings
- ❖ Tile where indicated, Carpet (bedrooms only) allowance \$25/sy. Brazilian Cherry floors Living, Dining, Family and upstairs Hall
- ❖ HAAS Maple Raised Panel Cabinets & Vanities, Granite counter tops through out
- ❖ Upgraded Kitchenaid Appliances, Wall Oven, Cook Top (with Pot Filler) and Dishwasher
- ❖ DELTA sink valves Jetted Roman tub and custom tempered glass shower master bath. Water Softener loop
- ❖ Natural Gas - Cook Top, Water Heater, Grill Stub and Dryer Stub
- ❖ Prewired Alarm system Bundled Structured cabling including Cat 5 phone wiring & RG6 Coax cable. Sound pre-wiring, Surround in the family room, stereo at master bedroom and lanai. Prewire for flat screen TV's
- ❖ Central Vacuum System

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Brokers Protected

Floor plans and elevations shown are preliminary and subject to change