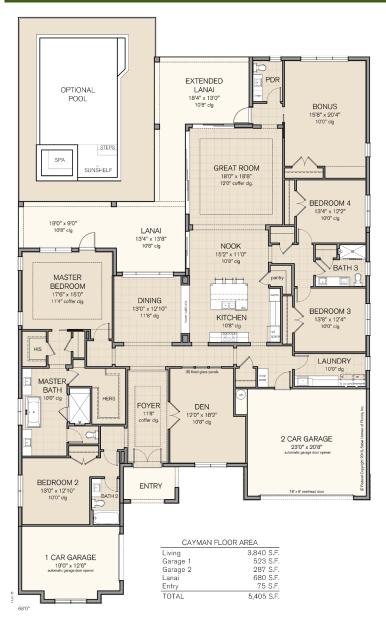


**CAYMAN** MODERN TUSCAN





Gated enclave of just 22 estate homesites.

No CDD Fees!

Accessible to all major roadways,

Brandon's established

shopping, dining, recreation, and
top-rated schools.

One of our most sought-after home plan designs is now under construction.

Exceptional outdoor living with pool, paver deck and expansive lanai.

Formal dining, 4 bedrooms, den, bonus room and 3-car garage.

103 Brookover Lane, Brandon, FL

Offered at

\$684,990.00



## **CALL TO ARRANGE VIEWING**

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## **HIDDEN RESERVE** at John Moore Road

## 103 BROOKOVER LANE, BRANDON, FL 33511 LOT 21

## THE CAYMAN-3840 SERIES

\$684,990

The above price of this 1-Story, 4 Bed, Den, Bonus Room, 3 1/2 Bath, Extended Lanai, 3 Car Swing Garage Home includes all items on the Hidden Reserve Premier Living Features, all permits, impact fees, and the following:

PLAN

CAYMAN-3840 with Bonus Room + PDR and 3,840 square feet living

ELEVATION

· Modern Tuscan Architectural Style

HOME SITE

Lot 21 RH Garage

POOL & SPA

Electric Pre-Wire and Ngas Pre-Pipe

Standard Pool & Spa Package with Mansard Screen Enclosure,
 Paver Pool Deck & Lanai, 2 Screen Doors, Brick Coping Trim at Pool and

Spa, Quartz Aggregate Pool Plaster, and Paver Door Stoops

AUDIO / VIDEO

**DOORS** 

Great Room Sur-round Sound Pre-wire & Lanai Speaker Pre-wire

· Bonus Room Pocket Door

· Den Double Doors

**ELECTRICAL** 

Entry Double Door Upgrade

· Den Floor Receptacle

**ODR KITCHEN** 

Kitchen Island Pendant Light Prewires & Exterior Holiday Light Outlets

 Building Modification & Pre-Wires for Future Outdoor Kitchen by Others to include Plumbing, NGas Line, and Electric Circuit

**PLUMBING** 

Bath 3 Shower with Niche and Bypass Doors

**ROOFING** 

Master Bath Freestanding ICS-67 Bath with Deck Mount Faucet

**TRIM** 

Total Home Timberline Ultra HD Asphalt Shingles

Den Wall (6) Fixed High Panels with Painted Trim

· Foyer Crown Moulding 7" Painted

· Great Room Coffer Ceiling

•

M-Bed Coffer Ceiling

September 2, 2019

**WINDOWS** 

· Great Room Double Sliding Glass Door System & Floor Receptacle

Living	3,840	S.F.
Lanai	680	S.F.
Garage	790	S.F.
Porch	75	S.F.
TOTAL	5,385	S.F.



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