

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 area
- ELEVATION
- HOME SITE • Modern Tuscan Architectural Style
- POOL & SPA • Lot 21 RH Garage
 - 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 • Great Room Sur-round Sound Pre-wire & Lanai Speaker Pre-wire
- DOORS • Bonus Room Pocket Door
 - Den Double Doors
 - Entry Double Door Upgrade
- ELECTRICAL • 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 Coffe Ceiling
 - M-Bed Coffe Ceiling
- WINDOWS • Great Room Double Sliding Glass Door System & Floor Receptacle

September 2, 2019

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



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