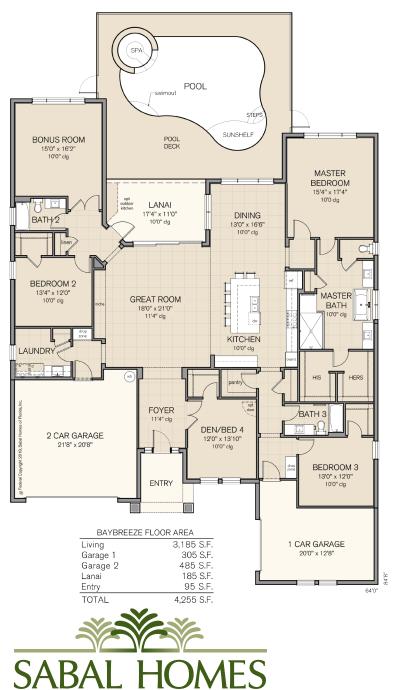


#### **BAYBREEZE CRAFTSMAN**

### AVAILABLE NOW





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.

This exceptional single-story great room home is a new addition to the award-winning designs from Sabal Homes.

Semi-formal dining, 3 bedrooms, den, bonus room, 3-car garage. **Pool, spa, paver deck & expansive lanai.** 

101 Brookover Lane, Brandon, FL MLS# T3145931

Offered at **\$578,900.00** 

CALL FOR PRIVATE TOUR

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# **HIDDEN RESERVE at John Moore Road** 101 BROOKOVER LANE, BRANDON, FL 33511 **LOT 22**

## **THE BAY BREEZE 3185 SERIES**

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

includes all items on t	he Hidden Reserve Premier Living Features, all permits, impact fees, and the following:
PLAN	BAY BREEZE 3185 with Bonus Room and 3,185 square feet living area
ELEVATION	Craftsman Architectural Style
HOME SITE	Lot 22 LH Garage
LANDSCAPE	Additional \$2,500 Landscape Allowance
POOL & SPA	<ul> <li>Pool &amp; Spa Package with Mansard Screen Enclosure, Paver Pool Deck &amp; Lanai, 2 Screen Doors, Brick Coping Trim at Pool and Spa, Quartz Aggregate Pool Plaster, and Paver Door Stoops</li> </ul>
AUDIO / VIDEO	<ul> <li>Great Room Wall TV Chase with Electric Receptacle</li> <li>Great Room Sur-round Sound Pre-wire &amp; Lanai Speaker Pre-wire</li> </ul>
APPLIANCES	<ul> <li>Kitchen GE Package with Enhanced Chimney Hood, Oven, Micro-wave</li> </ul>
CERAMIC FLOOR	<ul><li>Main Living Area Floor Tile L3</li><li>Den Floor Tile L3</li></ul>
CERAMIC WALL	<ul> <li>Kitchen Backsplash Wall Tile L4</li> <li>M-Bath Shower Wall Tile L3</li> <li>M-Bath Shower Floor Tile L5</li> <li>M-Bath Floor Tile L3</li> <li>Bath-2 Wall Tile L3</li> <li>Bath-3 Wall Tile L3</li> </ul>
COUNTERTOPS	<ul> <li>Kitchen L2</li> <li>Master Bath L3</li> <li>Bath 2 L2</li> <li>Bath 3 L2</li> <li>Laundry L2</li> <li>Drop Zone A L2</li> <li>Drop Zone B L2</li> </ul>
DOOR EXTERIOR	Entry Door Upgrade
DOOR GARAGE	LiftMaster Belt Drive Opener on 1-Car Overhead Door
ELECTRICAL	<ul> <li>Kitchen Island Pendant Light Prewires &amp; Exterior Holiday Light Outlets</li> </ul>
PAINT	Garage Epoxy Floor Paint
TRIM	Foyer Crown Moulding 9" 2-Piece Painted
	Living         3,185 S.F.           Lanai         185 S.F.           Garage         790 S.F.           Porch         95 S.F.           TOTAL         4,255 S.F.
	813.655.7475   living@SabalHomesFL.co
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\$578,900

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