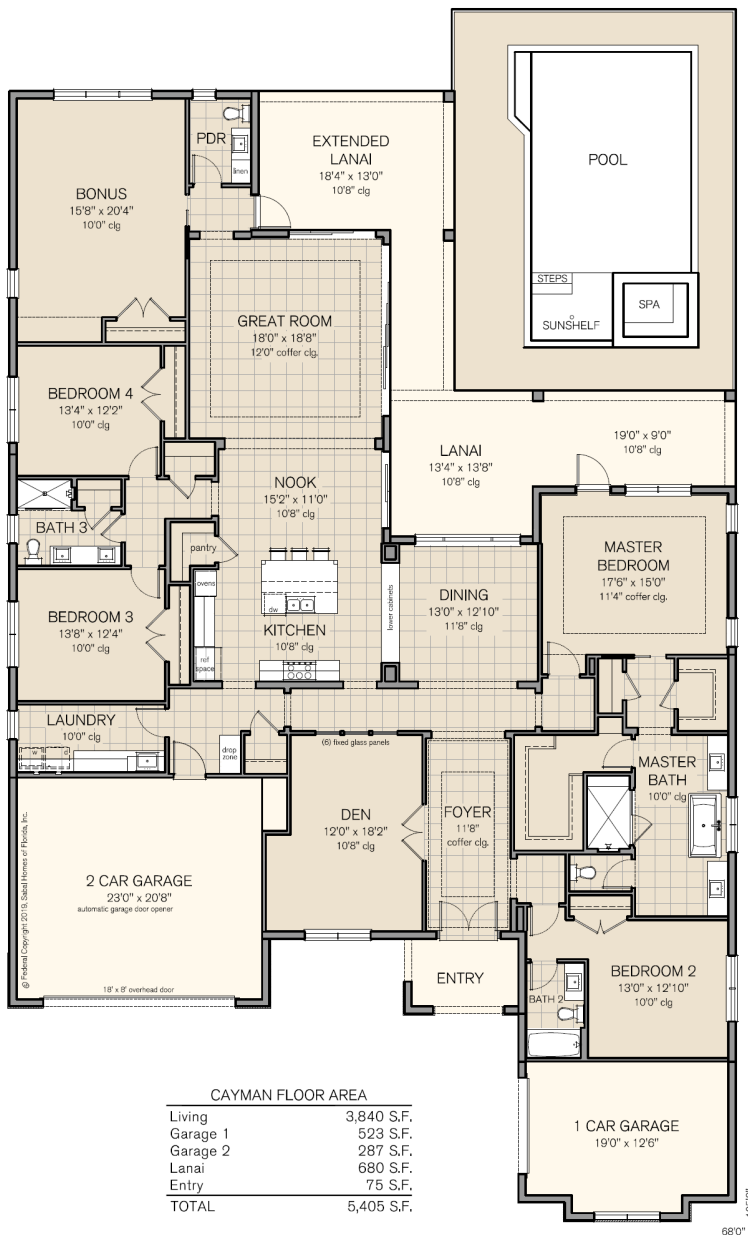


AVAILABLE BY THANKSGIVING



CAYMAN

MODERN TUSCAN



**CELEBRATE THE HOLIDAYS
IN THIS NEW SABAL HOME!**

The Preserve at FishHawk Ranch offers estate home-sites in a premier gated community with top-rated schools.

This exclusive and popular community will soon be sold out so opportunities to purchase a new home here are limited.

Our most popular single story plan is now under construction and will be ready for occupancy in November. This Cayman offers formal dining, 4 bedrooms, 3-1/2 baths, den, bonus room, extended lanai, and 3-car garage.

**14907 Tavares Mill Ave. Lithia, FL
MLS# T3230454**

Offered at
\$849,900.00

CALL FOR PRIVATE TOUR

813.655.7475 | living@SabalHomesFL.com
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THE PRESERVE at FishHawk Ranch

**14907 TAVARES MILL AVE. LITHIA, FL 33547
LOT 12 / BLOCK 13**

THE CAYMAN-3840 SERIES

\$849,900

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 FishHawk Preserve 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 • Modern Tuscan Architectural Style
- HOME SITE • Lot 12 / Block 13 LH Garage
- POOL & SPA • Enhanced 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 and Great Room Floor Receptacles
• Kitchen Island Pendant Light Prewires & Exterior Holiday Light Outlets
- GARAGE • Liftmaster Belt Drive Opener on 1-Car Overhead Door
• Garage Epoxy Floor Paint
- INTERIOR FINISH • Select Interior Finish Upgrades (\$20,000 value included)
- ODR KITCHEN • 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
• Master Bath Freestanding ICS-67 Bath with Deck Mount Faucet
• Tankless Water Heater
- ROOFING • Cement Barrel Roof Tile
- TRIM • 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

| | | |
|--------|--------------|------|
| 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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