

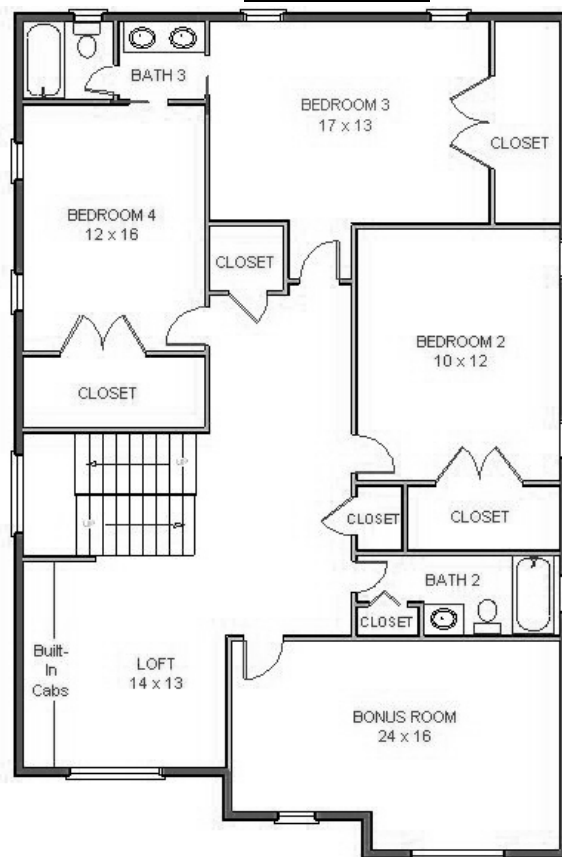
Victoria I - 3,235 sf



1st Floor



2nd Floor





Standard Features

Many standard features found in Javic Homes are optional features of other builders. We build with many fine materials and products because we believe you should enjoy your home without the need of endless upgrades. This listing of our standard features includes both our standard materials/products, as well as the details for some of our construction techniques.

HOMESITE

- Full 1-year and 10-year structural/mold warranty
- Lot preparation up to 100 yards of fill dirt
- Termite soil treatment under entire home including garage, lanai and house perimeter
- Concrete public sidewalk, driveway, entry porch and lanai
- Tropical landscape package that meets City of Tampa requirements
- Zoned sprinkler system with automatic timer and rain sensor

INTERIOR FEATURES

- 5" base molding throughout
- 5" crown molding - foyer, dining, family room, kitchen and breakfast nook
- 3 1/2" wood window sills and door casing throughout
- Oak stair treads and handrail, painted risers and wood balusters
- Orange peel walls and knock-down finish on ceiling; Semi-gloss trim and door paint; Select up to 3 interior and 2 exterior paint colors; Epoxy painted garage floor
- Pre-finished 3" wood flooring in family room, kitchen & dining room
- Ceramic tile in all wet areas (e.g., baths and laundry)
- Long-life, stain resistant carpet in bedrooms, den, bonus and closets
- Ventilated shelving in all closets
- Lever style interior door hardware; Locksets & privacy deadbolts at all exterior doors
- 7" framed glass shower door in master shower
- Fiberglass entry door with decorative glass insert; French fiberglass door at rear lanai; Remaining exterior doors are steel panel; Interior panel doors

ELECTRICAL

- Rocker type light switches
- Recessed can lighting in kitchen and hallways
- 5 phone and cable outlets
- Door chime with pushbutton
- Smoke detectors with battery backup
- Exterior weatherproof receptacles
- White raised panel steel sectional garage door with 1/2 horse power chain drive opener and two remotes
- Multi-zoned security system with keypad, 1 motion sensor and contacts on all windows/doors
- Ceiling fan and light pre-wire in family room, bedrooms and bonus

KITCHENS, BATHS and LAUNDRY

- GE Profile stainless steel electric appliance package including: Refrigerator/Freezer, Dishwasher, Oven/Cooktop and Microwave/Vent
- Maple cabinets with 42" upper cabinets, crown molding, raised, square panel doors
- 3cm granite counter tops with 1/2 bull nose edging and 4" backsplash; Selection of granite color
- Under mount stainless steel sink with 1/2 HP Waste Disposal
- White undermount sinks in all baths; Pedestal sink in powder room; White commodes in all baths; Enameled 5' steel tub in baths; Garden tub in master bath
- Vent fans in all baths
- Selection of plumbing and lighting fixtures

QUALITY CONSTRUCTION FEATURES

- 3,000 PSI concrete slab
- 50 gallon electric water heater
- Concrete block 1st floor exterior walls; 2x6 frame 2nd floor exterior walls
- 2 exterior hose bibs
- Pull down staircase access to attic
- Plywood flooring in attic
- Steel reinforced lintels, corners and downcells
- Gypsum board on all walls; moisture resistant board at all bath wet areas
- Professionally engineered roof trusses w/ hurricane straps
- Stucco exteriors finish
- White fascia, soffit, gutters and downspouts
- 30-year dimensional roof shingles
- Two 13 seer heat pump systems and digital thermostats
- R-30 energy saving insulation in attic; R-19 frame walls; R-11 vapor lock insulation in exterior block walls
- Double pane, Low-E, insulated white aluminum single hung windows

Exterior designs, floorplans and specifications are subject to change. Dimensions are approximate.