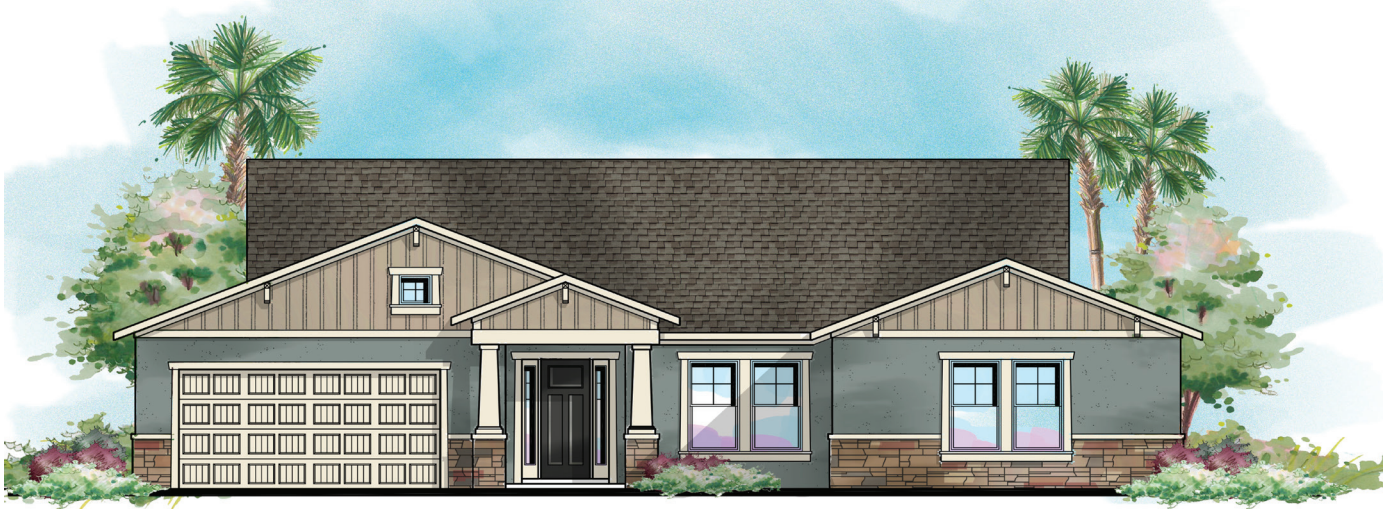


AVAILABLE



BAYBREEZE

CRAFTSMAN



HIDDEN RESERVE

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 and 3-car garage.

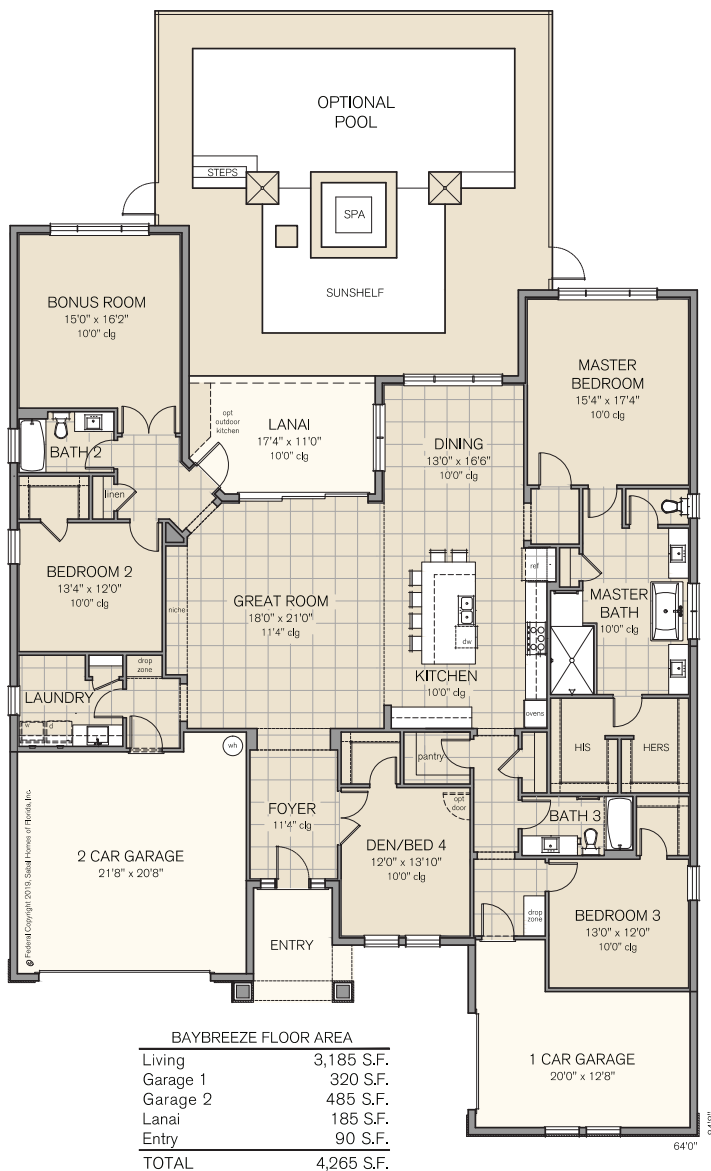
101 Brookover Lane, Brandon, FL
MLS# T3145931

Offered at

\$579,990.00

OPEN DAILY FOR VIEWING

CONTACT MILISSA GRIMSLEY 813.503.6418
813.655.7475 | living@SabalHomesFL.com
SabalHomesFL.com



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AVAILABLE

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

THE BAY BREEZE 3185 SERIES

\$579,990

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:

- 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 • Electric Pre-Wire and Natural Gas 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 Wall TV Chase with Electric Receptacle
 • Great Room Sur-round Sound Pre-wire & Lanai Speaker Pre-wire
- CERAMIC FLOOR • Main Living Area Floor Tile L3
 • Den Floor Tile L3
- CERAMIC WALL • Kitchen Backsplash Wall Tile L4
 • M-Bath Shower Wall Tile L3
 • M-Bath Shower Floor Tile L5
 • M-Bath Floor Tile L3
 • Bath-2 Wall Tile L3
 • Bath-3 Wall Tile L3
- COUNTERTOPS • Kitchen L2
 • Master Bath L3
 • Bath 2 L2
 • Bath 3 L2
 • Laundry L2
 • Drop Zone A L2
 • Drop Zone B L2
- DOOR EXTERIOR • Entry Door Upgrade
- DOOR GARAGE • LiftMaster Belt Drive Opener on 1-Car Overhead Door
- ELECTRICAL • Kitchen Island Pendant Light Prewires & Exterior Holiday Light Outlets
- PAINT ROOFING • Garage Epoxy Floor Paint
 • Total Home Timberline Ultra HD Asphalt Shingles

Living	3,185 S.F.
Lanai	185 S.F.
Garage	790 S.F.
Porch	95 S.F.
TOTAL	4,255 S.F.



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