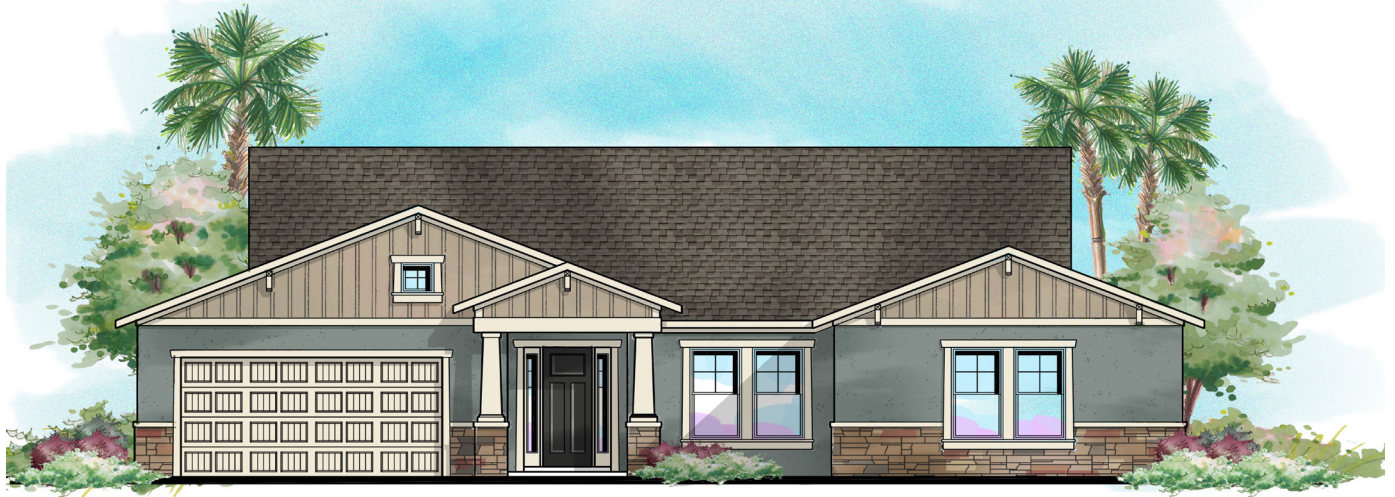
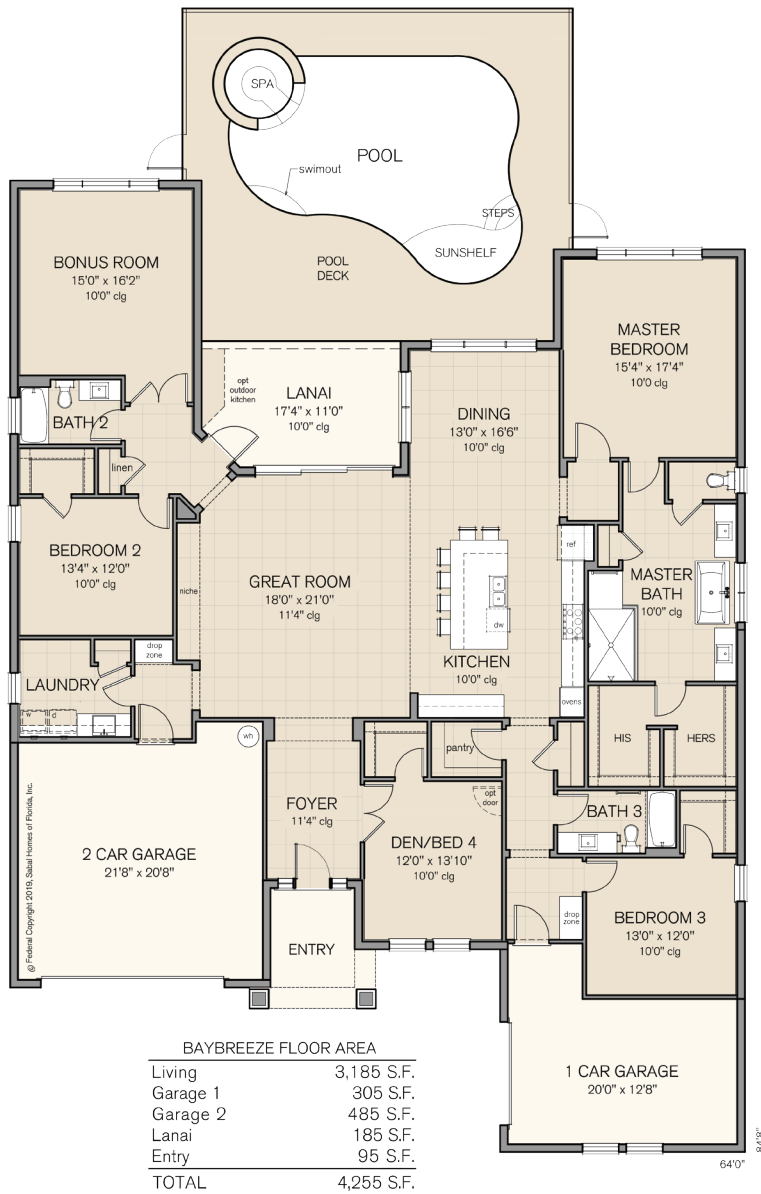


AVAILABLE



BAYBREEZE

CRAFTSMAN



BAYBREEZE FLOOR AREA

Living	3,185 S.F.
Garage 1	305 S.F.
Garage 2	485 S.F.
Lanai	185 S.F.
Entry	95 S.F.
TOTAL	4,255 S.F.



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

CALL TO ARRANGE VIEWING

CONTACT MILISSA GRIMSLEY 813.503.6418
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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
 • 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	<u>95 S.F.</u>
TOTAL	4,255 S.F.



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