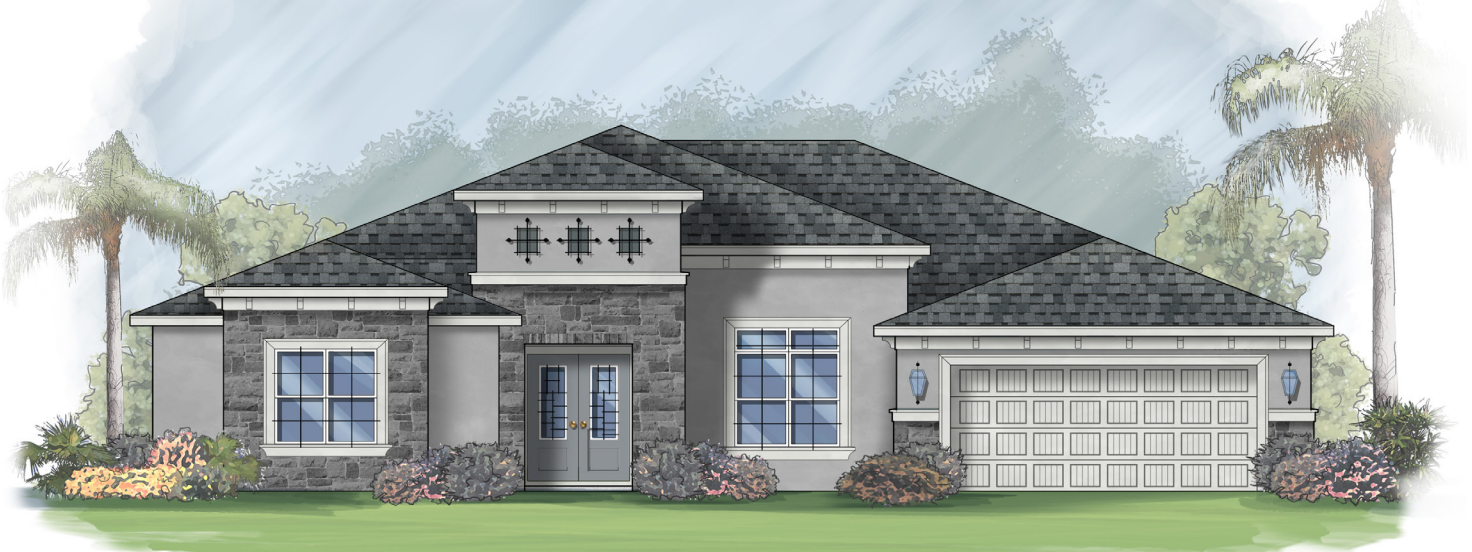
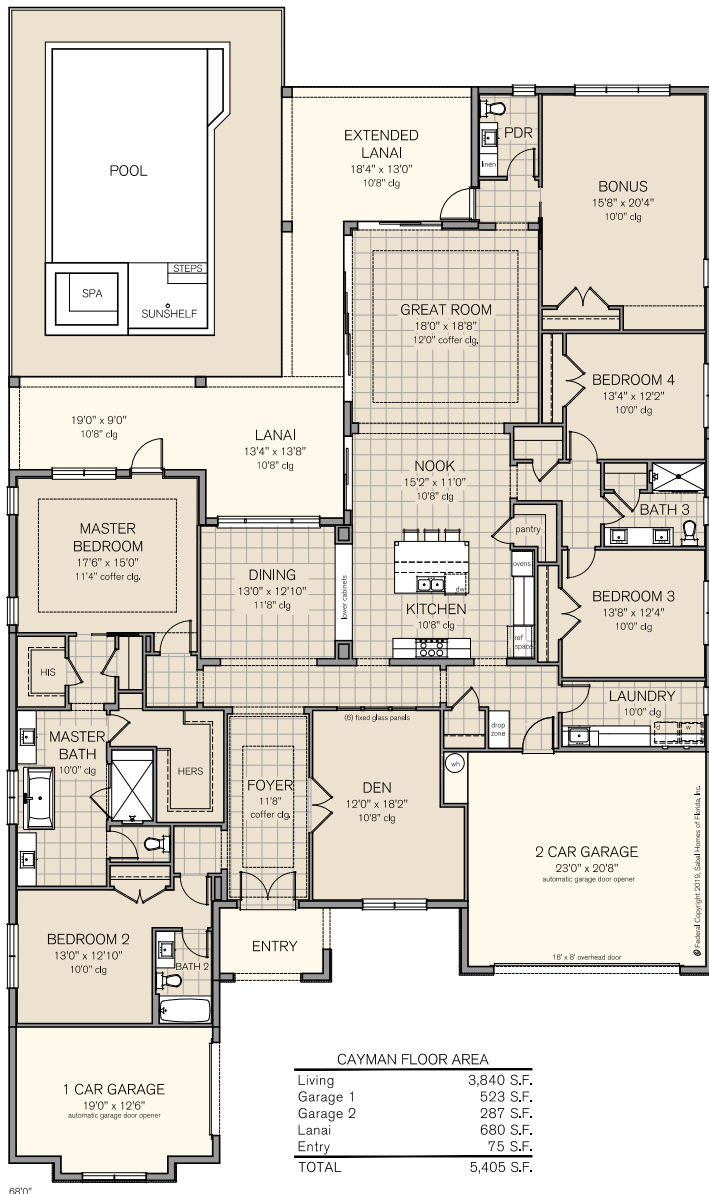


AVAILABLE



CAYMAN

MODERN TUSCAN



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.

One of our most sought-after home plan
 designs is now under construction.
 Select your own finishes and features to suit
 your individual needs.
 Exceptional outdoor living with pool,
 paver deck and expansive lanai.

Formal dining, 4 bedrooms, den,
 bonus room and 3-car garage.

103 Brookover Lane, Brandon, FL

Offered at

\$684,990.00

CALL TO ARRANGE VIEWING

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

HIDDEN RESERVE at John Moore Road

103 BROOKOVER LANE, BRANDON, FL 33511
 LOT 21

THE CAYMAN-3840 SERIES

\$684,990

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 Hidden Reserve 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 21 RH Garage
- POOL & SPA • Electric Pre-Wire and Ngas 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 Sur-round Sound Pre-wire & Lanai Speaker Pre-wire
- DOORS • Bonus Room Pocket Door
 • Den Double Doors
 • Entry Double Door Upgrade
- ELECTRICAL • Den Floor Receptacle
 • Kitchen Island Pendant Light Prewires & Exterior Holiday Light Outlets
- 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
- ROOFING • Total Home Timberline Ultra HD Asphalt Shingles
- 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 & Floor Recptacle

Living	3,840	S.F.
Lanai	680	S.F.
Garage	790	S.F.
Porch	75	S.F.
TOTAL	5,385	S.F.



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