



The St. Lucia

at Citrus Springs

3 Bedroom & 2 Bath

FLOORPLAN SQUARE FOOTAGE

LIVING AREA..... 1923sf

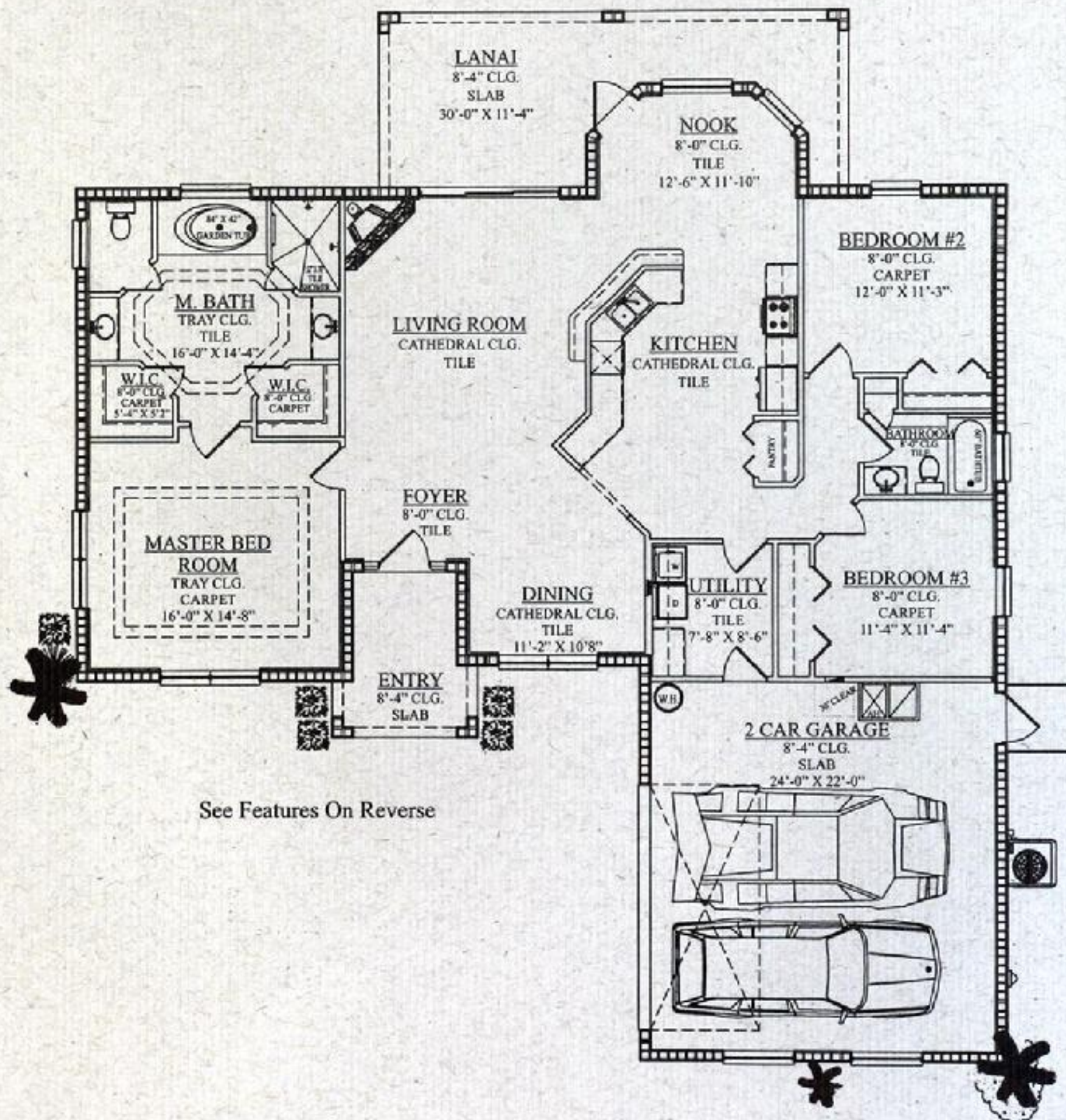
GARAGE..... 576sf

COVERED PORCH..... 257sf

ENTRY..... 82sf

TOTAL 2838sf

THE ST. LUCIA 3 BEDROOMS & 2 BATHS



See Features On Reverse

Home includes a one (1) year builder's warranty along with a ten (10) year structural warranty. All dimensions shown are approximate. Builder reserves the right to make changes and/or substitutions without prior notice. Prices subject to change without notice. Custom plans and elevations can be produced.

STANDARD FEATURES FOR THE ST. LUCIA

- ❖ Permits & impact fees
- ❖ Concrete block & stucco construction
- ❖ Reinforced monolithic concrete foots & slab
- ❖ Five year guaranteed soil treatment under slab, garage & porch
- ❖ 2x6 wood studs 16" on center
- ❖ Sealed engineering drawings
- ❖ Screened in lanai
- ❖ Side entry two car garage with raised panel door & opener
- ❖ 700 SQ. of concrete driveway & walks
- ❖ Detailed decorative exterior front elevation
- ❖ Elevated entry system with custom front 8'0" entry door with two side lights
- ❖ 30 year architectural shingles
- ❖ Double paned insulated windows
- ❖ R-30 ceiling blown insulation
- ❖ 3/4" "open celled" rigid wall insulation promoting healthier indoor environment
- ❖ Vaulted or Cathedral ceilings in the living, dining, nook & the kitchen
- ❖ Tray ceiling in the master bedroom and master bathroom
- ❖ Interior decorative foyer columns
- ❖ Marble window sills through-out
- ❖ Real ceramic tile floor in all bathrooms, laundry, kitchen, nook, foyer & bath wet areas
- ❖ Stain resistant, wall to wall carpet
- ❖ Includes appliance package: Refrigerator, range, disposal, dishwasher microwave and exhaust hood
- ❖ Luxurious master suite with his and her walking in closets
- ❖ Separate water closet compartment in the master bath
- ❖ His & her separate vanities in master bathroom
- ❖ Real wood cabinets & vanities with raised panel European hinged doors.
- ❖ 3/4" granite in the kitchen
- ❖ Island type raised breakfast bar in the kitchen & nook area.
- ❖ Elongated water closets
- ❖ Vanity mirrors in all baths
- ❖ Glass shower enclosures at all baths
- ❖ Full size eat-in breakfast nook
- ❖ Soft water loop
- ❖ Round architectural corners in all accent areas of the home
- ❖ Architecturally designed plant shelving in master bedroom & common areas
- ❖ Upgraded doors & bifolds
- ❖ Lever type interior door hardware
- ❖ Recessed lighting fixtures through-out
- ❖ Interior fans in each bedroom, living room & lanai
- ❖ Decora light switches
- ❖ Generous interior lighting package included with every home.
- ❖ Refrigerator ice maker line
- ❖ 50 gallon water heater
- ❖ 13 SEER Heat pump systems.
- ❖ 36" Gas vent-less fireplace with raised hearth and decorative tile work
- ❖ Pool bath & plenty of closet space
- ❖ Handicap access pool & bedroom bath.

Features subject to change without notice.
Builder reserves the right to substitute equipment & materials.

Stone Brook Construction & Precision Builders of Pinellas, Co. has earned its sterling reputation by making the customer #1. We are there for you from concept and design to warranty follow-up. Mr. Asaro, who founded Precision Builders in 1984, brings with him his many years of building industry experience. From initial concept to Certificate of Occupancy, Mr. Asaro personally oversees all aspects of construction and design, maintaining close contact with his clients throughout each phase of the home building process.

License Numbers CGC1508517 & CBC059521







