

## 513 Vintage Way, Brandon, FL 33511

(SEE \$\$\$ ITEMIZED UPGRADE LIST AT THE END OF THIS DOCUMENT)

A custom home in “The Vineyard” of Brandon:-

Located in the heart of **Brandon**, this exclusive gated community is nearly complete, with just one of 32 total lots remaining! The stunning Mediterranean and Traditional style **Custom homes** in “The Vineyard” are situated on spacious one-third to one-half acre lots and adorned with beautiful sprawling oak trees.

Because of its **close proximity** to I-75, the Brandon Mall and Brandon Regional Hospital, “The Vineyard” has become a **mecca for some of the city's finest physicians & other business professionals** wanting a short commute and escape from the traffic plaguing most other communities.

### COMMUNITY FEATURES:

- Private community with gated security entrance
- Brick and masonry entrance
- Masonry privacy wall surrounding entire property
- Street lights and underground utilities
- Concrete walkways throughout community
- Conveniently located 3.5 miles from interstate 75 & Crosstown Expressway
- 2.5 miles to Brandon Hospital & 2 miles to Brandon TownCenter Mall (2<sup>nd</sup> largest mall in FL)
- Approx. 20 minutes from downtown Tampa, approx. 30 minutes to the Tampa International Airport, & 20 minutes to the St. Pete Times Forum.

### KITCHEN:

- 1½” thick granite countertops with semi bullnose edge & 4” granite backsplash
- Stainless steel under-mount sink
- Cherry wood cabinets
- 42” upper cabinets
- Under-mount cabinet lighting
- Crown molding
- G.E. profile series stainless steel appliance package (stove, microwave, refrigerator, dishwasher)
- Gas range
- Spacious walk through pantry
- Filtered water dispenser
- ¾ HP garbage disposal.

### INTERIOR TRIM:

- 5¼” crown molding in entire main area of home
- 5¼” crown molding in dining room
- 5¼” painted baseboards
- 2¼” painted door casings
- Marble window sills.

### OUTSIDE the HOME:

- Brick paver driveway for double two car garage with side entries
- Brick pavers wind around the backyard lanai
- 5 zone sprinkler system connected to common well.

#### GARAGES:

- Double 2 car garage
- Courtyard entry
- 8' ceilings
- 7' tall steel raised 32 panel garage doors
- 2 automatic garage door openers.

#### Energy Saving Devices:

- High Efficiency Heat Pump
- Icynene Foam Attic insulation
- Alfoil insulation at living area block walls
- Block walls foam filled with extra layer of foam insulation on interior.

#### Interior Walls & Ceilings:

- Coffered ceiling in master bedroom and dining room (2 step)
- Rounded corner bead throughout home
- Archways and niches throughout home
- Vinyl ceiling for entry and lanai.

#### Master Bathroom:

- 6' oval jet tub with tile tub deck
- Granite countertops
- Shower wall tile 10' high from ceiling to floor including the shower ceiling
- Custom mirrors and lighting
- Recessed shampoo storage
- Custom glass shower wall.

#### Secondary Bathrooms:

- Granite countertops with integral sinks
- Recessed medicine cabinets
- Custom mirrors and lighting
- Bath wall tile 7' high in shower and tub areas.

#### Gas & Plumbing:

- Gas plumbing for 5 locations: range, dryer, fireplace, water heater and A/C furnace
- Pest defense system in walls
- Four exterior hose bibs
- "InstaHot" tankless hot water heater in garage
- Lanai plumbed for outdoor kitchen.

#### Fireplace:

- 42" gas fireplace
- Granite facing
- Wood mantle
- Two adjustable lights above
- Direct vented fireplace (no chimney needed).

#### Laundry Room:

- 5' upper cabinets and countertops
- Fiberglass laundry sink.

Floors:

- Ceramic tile flooring in kitchen, breakfast area, dining, family, laundry, all bath rooms
- Decorative entryway tile
- Tile placed on angle for aesthetics
- Carpet and pads in all bedrooms
- Shaw laminate wood floor in office/den
- Central vacuum system.

Ceilings:

- 12' high flat ceilings throughout main living areas
- 10' high flat ceilings in bedrooms and office.

Safety, Windows & Doors:

- High Impact Hurricane resistant windows throughout home (except breakfast area)
- French doors High Impact hurricane resistant
- Custom Brazilian Oak Front double French decorative door
- Smoke detectors
- Security system
- Flood lights at four corner locations.

Additional UPGRADES & TOTALS – (New Page):-

8' doors throughout home	\$1,335
8' pocket doors	\$105
8' folding bi-fold doors	\$211
Additional electrical switches/outlets	\$5,929
Additional plumbing/bathroom	\$1,509
3¾" rigid foam interior insulation	\$1,991
Generator "L" wall	\$1,185
Niche for safe	\$250
Exterior 8' garage door	\$500
Titanium shingle underlayment instead of felt	\$1,787
Flooring	\$9,323
Master shower	\$572
General construction upgrades	\$2,200
High impact insulated windows	\$11,846
Foam insulation an Icynene roof deck upgrade	\$11,183
A/C upgrades- fresh air vent	\$2,487
Satin Paint upgrade	\$1,665
Tile kitchen island bar wall	\$207
Granite countertops upgrade	\$2,380
Wyoming Cherry Spice Wood Cabinet upgrades	\$7,563
Garbage disposal (2) ¾ hp upgrade	\$564
Kitchen island	\$1,294
Laundry room upgrades	\$521
Appliance package upgrade	\$2,472
A/C upgrades (U/V system, electrostatic filter)	\$9,086
Master bath upgrades	\$1,587
Bathrooms (2&3) upgrades	\$1,086
Gas drop for generator	\$285
Mini blind French door inserts	\$653
Entry knee wall & fireplace granite	\$1,360
Lawn/sod upgrade (Zoysia) & extra spigot	\$838
Lifetime Roof Shingle Slate	\$1,249
Sub Total of upgrades from the above list	\$85,223
Initial custom design upgrades with builder	<u>\$134,871</u>
UPGRADE TOTAL	\$229,094
Base Price of Home	\$496,370
Land	<u>\$185,000</u>
GRAND TOTAL	\$901,464