



**NEW
LEGACY
HOMES**

AVAILABLE HOMES

LOCATION! WALK TO BAYSHORE/HOWARD



1616 S ARRAWANA
4 BED/4 BATH/3,414 SQFT

\$929,900

AVAILABLE NOW

OVERSIZED LOT/POOL/SPA/FIREPLACE!



4119 W VASCONIA
5 BED/5.5 BATH/4,117 SQFT

\$1,399,000.00

COMPLETION JULY 2019

SUNSET PARK



3916 W KENSINGTON
4 BED/4.5 BATH/3,635 SQFT

\$1,025,000

AVAILABLE NOW



VIRGINIA PARK



4318 W SANTIAGO
4 BED/4 BATH/3,452 SQFT

\$889,900

COMPLETION AUGUST 2019

STAGED/POOL!



4114 W EVELYN DRIVE
4 BED/4.5 BATH/3,634 SQFT

\$1,290,000

AVAILABLE NOW



SWANN ESTATES



3916 W PLATT
4 BED/4.5 BATH/3,635 SQFT

\$1,150,000

COMPLETION JUNE 2019

BEACH PARK/POOL/SPA!



4114 W EVELYN DRIVE
5 BED/4.5 BATH/3,962 SQFT

\$1,399,000

COMPLETION JANUARY 2019



CULBREATH BAYOU/POOL/SPA!



4513 W BROOKWOOD
4 BED/4.5 BATH/3,635 SQFT

\$1,290,000

COMPLETION JULY 2019

OVERSIZED LOT/POOL!



4213 W ZELAR
4 BED/4.5 BATH/3,394 SQFT

\$1,150,000

COMPLETION AUGUST 2019

AVAILABLE LOTS

3019 W CHAPIN • 4008 W VASCONIA • 4009 W MCKAY

P: 813-200-9449

WWW.NLHOMESTAMPA.COM



**NEW
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INCLUDED FEATURES

CONSTRUCTION FEATURES

- First floor block construction
- Semi Conditioned Attic Storage with pull-down stairs
- Reinforced concrete foundation with vapor barrier
- ¾" Tongue & groove sub-floor with factory sealed edges
- Welded wire mesh in slab with corner bars
- Schluter – Kerdi Shower Waterproofing
- 2-10 year Structural Warranty

ENERGY FEATURES

- Energy Star certified
- Icynene Spray foam insulation for 2nd FL exterior walls & attic
- Navien Tankless recirculating gas water heater
- High performance Low-E insulated vinyl windows
- Energy Star appliances
- Carrier 16 SEER HVAC system with Variable Speed Air handler for added comfort & Programmable thermostat

EXTERIOR FEATURES

- Paver driveway, front porch & lanai
- Sherwin Williams Loxon paint system
- Extended depth 2 car garage - 8' raised panel door with opener
- Hose bib front & back
- Automatic lawn sprinkler system
- Fabric Hurricane shutters
- Professionally designed elevation with stucco & James Hardie Fiber Cement Siding
- 30 year composite roof shingles
- Standing seam metal roof accent

OWNERS SUITE

- 25 Square Foot walk-in shower with 2 Shower Heads
- Frameless shower enclosure
- Free Standing soaker tub
- Dual sinks
- Custom closet shelving
- Linen Cabinet

BATHROOMS

- Moen faucets
- Toto Elongated toilets
- Under mount sinks throughout
- Floor to ceiling tile in all showers

INTERIOR FEATURES

- Double French Doors with sidelites in Great Room
- 10' Ceilings 1st Floor
- 9' Ceilings 2nd Floor
- Decorative tray ceilings in Owners Suite
- Cabinetry all plywood box construction
- Granite countertops throughout
- Wood Plank tile floors in Kitchen, Breakfast Nook, Great Room, Foyer & Dining or Mudroom
- 8 lb. pad in Carpeted areas
- 5 ¼" base Molding & 3 ½" Door casing
- 8' interior doors throughout & Solid core doors in privacy areas
- Wood cased windows & sills throughout home
- Oak Tread stair case & handrail
- 5 ¼" Crown molding in Bonus & Owners room
- 10" Crown molding in formal areas on 1st floor
- In wall pest tubes
- Dog washing station
- Wood ventilated shelving in bedrooms

KITCHEN

- Shaker style custom cabinetry with 42" uppers
- Soft close & Hardware on all cabinetry
- Large Walk in Pantry & Butler's Pantry
- Pot Filler at the Cooktop
- Kohler Apron style kitchen sink
- LED Under Cabinet Lighting
- ½ hp. garbage disposal
- Fisher & Paykel Stainless Steel Appliance
 - Gas cooktop – 36" Five burner
 - 30" Oven & Convection Microwave
 - Refrigerator – 36" Counter depth French door
 - 2 Drawer Dishwasher
 - Vented Exhaust Hood

ELECTRICAL/TECHNOLOGY

- LED light bulbs & decora switches
- USB outlets located throughout living spaces
- Switched outlet & fan pre-wire in all bedrooms
- Recessed cans throughout common areas
- Elan home automation system
 - Remote Video Doorbell
 - Automated Front Door Keypad Lock
 - 3 Automated Light Control Switches
 - Remote Garage Door Automation
 - 4 hours In House Automation Setup included
- Security system
- Living spaces wired for TV with Coaxial & CAT 6
- 5.1 speaker pre-wire in Living & Bonus room
- Distributed audio pre-wire to Owners bed & bathroom, Lanai, Balcony & Den
- Dual Band Hi Speed Wireless Access Point

2.20.19

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