AVAILABLE HOMES

Available Lots

3404 W Bay Vista • 2307 S Thixton • 4214 W Empedrado • 2316 S Thixton • 3408 W Wallcraft

P: 813-200-9449

www.nlhomestampa.com
CONSTRUCTION FEATURES
• First floor block construction
• Semi conditioned attic storage with pull-down stairs
• Reinforced concrete foundation with vapor barrier
• 3/4” Tongue & groove sub-floor with factory sealed edges
• Welded wire mesh in slab with corner bars
• Schluter-Kerdi shower waterproofing
• 2-10 Structural warranty

ENERGY FEATURES
• Energy Star Certified complete with Energy Star Appliances
• Icynene spray foam insulation for 2nd FL exterior walls & attic
• Navien tankless recirculating gas water heater
• High performance low E insulated impact vinyl windows
• Carrier 18 Seer 5 Stage Communicating System Infinity with Ideal Humidity and WIFI Programmable Thermostat

EXTERIOR FEATURES
• Paver driveway, front porch & lanai
• Sherwin Williams Loxon paint system
• Extended depth 3 car garage - 8’ door with opener
• Hose bib in front & back
• Professionally designed elevation with stucco & James Hardie Fiber Cement Siding
• 30-year composite roof shingles
• Standing seam metal roof accent per elevations
• In wall pest tubes
• Luxury Landscape package and irrigation system
• Designer Pool and Spa with water features
• Outdoor Kitchen including 36” Gas Grill, Large Green Egg, Sink and Trash Pull out
• Tongue and Groove Wood on Lanai Ceiling

INTERIOR
• Double French doors with side lights in Great Room
• 10’ Ceilings 1st Floor and 9’ Ceilings 2nd Floor
• Cabinetry all plywood box construction
• Natural Stone or quartz
• Wood plank tile in foyer, great room, formal dining room, breakfast nook, powder bathroom, upstairs hall
• 8’ interior doors throughout & solid core doors in privacy areas
• Decorative Tray Ceiling in Foyer, Dining Room and Bonus Room

KITCHEN
• Custom cabinetry with 42” uppers with soft close hardware
• Large walk in pantry with custom shelving
• Pot filler at the cooktop
• Apron style kitchen sink
• LED under cabinet lighting
• ½ hp. garbage disposal
• Wine Fridge
• Fisher & Paykel stainless steel appliances
  • 36” Gas Cooktop
  • 30” wall oven & convection microwave
  • 24” Refrigerator and 24” Freezer Towers
  • 2 Drawer dishwasher
  • Vented exhaust hood

ELECTRICAL/TECHNOLOGY
• LED light bulbs & decora switches
• USB outlets located throughout living spaces
• Designated A/V Closet and CAT6 Prewire throughout
• Recessed cans throughout common areas
• ELAN home automation system
  • Remote video doorbell
  • Automated front door keypad lock
  • Four automated light control switches
  • Remote garage door automation
  • 8” Color touchscreen with Alexa built-in
  • Network security gateway
  • Remote network & power management
• Touchscreen wireless whole home security system
• 5.1 speaker pre-wire in Great Room & Bonus Room
• Distributed audio prewires to Owners Bed & Bathroom, Lanai and Outdoor Kitchen
• 5 IP Camera prewire - 4 exterior & 1 in Garage

10.14.20