



State Street Homes™

"Welcome Home"

4112 W. Cleveland Street, Tampa, FL 33609

5 Bedrooms • 4 Baths • Formal Dining • Bonus Room • Oversized 2 Car Garage

Included Features

Interior Details:

- Modern open floorplan
- 10' interior ceilings main floor, 9'4" on second floor
- 12' wide by 8' tall sliders in great room
- 16' x 20' bonus room over garage
- Formal dining room
- Separate breakfast area
- Butler pantry with mini-fridge/beverage center
- Large laundry room with cabinets and sink
- Family valet/organizer/mud room at garage entrance
- Den/flex/in law suite with adjacent bath
- Cool metal and wood open stair
- Natural Gas
- Abundance of windows & natural light – compare!
- Flexible spaces: see den, dining, bonus on plan
- Natural Birch hardwood floors
- Separation of bedrooms for privacy & noise
- Oversized two car garage with storage
- Garage door opener
- Large walk-in master closet
- Modern-style satin nickel lever door handles
- Upgraded base boards & trim
- Solid core doors
- Upgraded carpet
- Multiple linen closets

Kitchen:

- European style modern flat panel cabinetry
- Euro built in wall look
- Windows over cabinets on outside wall
- Quartz counter tops
- Island with waterfall sides and sitting area
- Tiled back splash
- Large walk in pantry closet
- Under cabinet lighting
- Pull out trash can and shelves
- Upgraded cabinet pulls
- Stainless steel KitchenAid appliances: Cooktop, wall oven with microwave/convection, dishwasher & counter depth refrigerator
- Double-bowl stainless sink & designer Moen faucet

Baths:

- Spa like master bath with vessel tub with freestanding faucet, large walk in shower, floating vanity, separate toilet, storage vanity with mirror & lighting for makeup
- Upgraded Moen/Kohler/Am. Std. faucets & fixtures
- Quartz countertops
- Beautiful modern oversized tile in bathrooms
- Upgraded cabinetry
- Frameless enclosures
- Upgraded drains
- Towel bars and other fixtures included
- Drawers in vanities
- Upgraded soaker tub in hall bath
- Recessed lighting in showers and tubs
- Designer light fixtures

Electrical:

- Security system w/ Honeywell Vista 20p control panel
- Optional Home Automation via Honeywell Vista panel
- Media Hub
- Cable-TV outlets in: All bedrooms, great room & loft
- CAT-5 computer/media outlets in: Master bedroom, great room & loft
- Speaker prewire for surround sound in great room
- Decora switches
- Cool pendant lights at kitchen bar top
- Recessed can lighting in: Kitchen, great room, dining, master bedroom, bonus, halls, baths & lanai
- Ceiling fan prewires in: All bedrooms, great room, lanai & front porches
- Coach lights & rear yard flood lights
- Floor outlet in great room, USB outlet in kitchen
- Extra outlets in garage, softener prewire

Energy Saving Features:

- Energy costs will be substantially lower than a comparable sized older home
- Insulated fiberglass exterior swing doors
- LowE dual pane windows throughout
- Wide roof overhangs
- Two Carrier HVAC systems with programmable thermostats, 15-SEER per code
- R-30 ceiling insulation over living spaces
- R-4.1 insulation on concrete exterior walls

Other:

- Two-story block construction for a superior structure. This is rare
- Two air handler units, one for each floor, for better balance
- Transferable 10-year structural warranty
- Water softener pre-plumb
- Moisture resistant floor sheeting
- Window protection (homeowner must install) is provided for wind-borne debris
- Save hundreds on insurance costs per year with a new home built to the current code
- The floor elevation of this home is above the base flood elevation requirement, making the flood insurance much cheaper than older homes that are not built above it.*

Exterior:

- Fresh, dramatic modern architecture
- Stacked stone detail
- Metal awning at garage and pool bath door
- Plenty of space for a pool in back yard
- Large 10'8" x 20' covered lanai
- Impact glass on front of home (no exposed bolts)
- Decorative sand finished cementitious finish (not textured)
- Upgraded Sherwin Williams high performance paint
- 3'6" Modern fiberglass front door
- Brushed nickel door pull with dead bolt
- Decorative niche at entry
- Cylinder style garage coach lights
- Aluminum soffit & fascia
- Upgraded dimensional shingles
- 8' tall garage door with opener
- Two exterior hose bibs
- Fully sodded lot with upgraded landscaping

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**Garages are not typically built above the flood elevation.*

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