



State Street Homes™

"Welcome Home"

Property Address: 206 S. Hale Avenue, Tampa FL 33609

4 Bedrooms/Den/In-Law/Office/4 Baths/2+ Car Garage

Included Features

Interior Details:

- Modern open floor plan
- 10' ceilings on first and second floor, 12'4" in master
- Large great room with 16' wide by 10' tall sliders to huge covered lanai
- Abundance of natural light
- Office/Den/Exercise/In law suite/Flex with adjacent bath
- Separate breakfast area, could be used as main dining
- Large formal dining room, which could be used as a living room
- Huge master suite, including walk in closet and pre-plumb for bar sink
- Butler pantry with beverage center
- Loft that can be used in many ways, second tv area, game room, play room, etc.
- Wood floors throughout common areas
- Second floor laundry room with laundry sink and cabinetry
- Linen closets, and air conditioned storage closet under the stair Wood floors throughout common areas
- Garage with storage space
- Solid core interior doors with Kwikset Halifax satin nickel lever door handles
- Upgraded base boards and trim
- Upgraded carpet and pad

Kitchen:

- European style flat panel cabinetry
- Upper cabinets with vertically opening metal and glass doors
- Quartz counter tops with waterfall sides at sink island forming sitting area
- Walk in Pantry
- Stainless steel KitchenAid appliances: gas cooktop, double wall oven with microwave, range hood, dishwasher and 36" counter depth refrigerator
- Extra cabinet storage at breakfast and under bar top
- Pull-out trash can
- Upgraded cabinet pulls
- Double bowl stainless steel sink
- Designer Moen faucet
- Pendant lighting at bar top
- Tile backsplash
- Under and over cabinet lighting

Master Bath:

- Solid surface vessel tub with freestanding faucet
- Huge walk in shower
- Floating vanities with upgraded pulls
- Quartz tops with cool vessel sinks
- Dual-flush toilets in separate areas from bath, for water efficiency
- Upgraded Moen faucets and fixtures
- Beautiful modern tile

Secondary Baths:

- Quartz counter tops
- Upgraded faucets, fixtures and cabinet pulls
- Bank of drawers in secondary baths
- Dual flush toilets
- Modern tile
- Designer light fixtures

Electrical:

- Recess can lights in; kitchen, great room, dining, den, master bedroom & bath, sitting, loft, halls, lanai & porch
- Media hub
- CAT5 computer/media outlets in; master, sitting area, bedroom 3, loft, den and great room
- Speaker prewire for surround in great room and lanai
- Ceiling fan prewires in; all bedrooms, sitting, great room, den, lanai
- Cable tv outlets in; all bedrooms, sitting, great room, den, loft, kitchen, master bath
- Floor outlet in great room
- Outlets for exterior holiday and decorative lighting

Energy Saving Features:

- Tankless gas water heater and gas appliances
- Insulated fiberglass exterior swing doors
- LowE dual pane windows throughout
- Two Carrier HVAC systems with programmable thermostats; 14 SEER per code
- Energy costs will be substantially lower than a comparable sized older home
- R-30 ceiling insulation blown foam
- R-4.1 insulation on concrete exterior walls

Other:

- Transferable 10 year structural warranty
- Water softener pre-plumbing
- Two air handlers and zones for superior balancing and efficiency
- The floor elevation is built such that the home is above the base flood elevation, making the flood insurance much cheaper than older homes that are not built above it*
- Advantech or equivalent moisture resistant floor sheeting on 2nd floor
- Window protection (homeowner must install) is provided for wind borne debris Two story block construction
- Save hundreds on insurance costs per year with a new home built to the current code

Exterior:

- Stunning Modern architecture with stacked stone and wood siding
- First and second floor front porches taking advantage of grand oak tree, with wood flooring on 1st
- Large, 71'x121'+ lot fronting a pocket park, with mature trees along front of lot
- Backyard has plenty of room for a pool
- Modern style fiberglass front door with brushed nickel store-front style front door handle and dead bolt
- Oversized covered lanai with fireplace
- Covered front entry
- Metal railing and awning details
- Impact resistant windows on front of home (no exposed bolts)
- 8' tall Clopay Cypress Collection flush panel garage door with Ultra Grain finish
- Upgraded modern exterior lights
- Modern style mailbox
- Color Wheel "Flex Lox" high performance acrylic paint
- Sand finished stucco
- Fully sodded lot with landscaping

www.statestreethomes.com

CBC1256080



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

Information is believed to be accurate but is not warranted & is subject to change, errors & omission without notice.

State Street Homes is a trademark of State Street Homes, LLC & State Street Homes III, LLC.