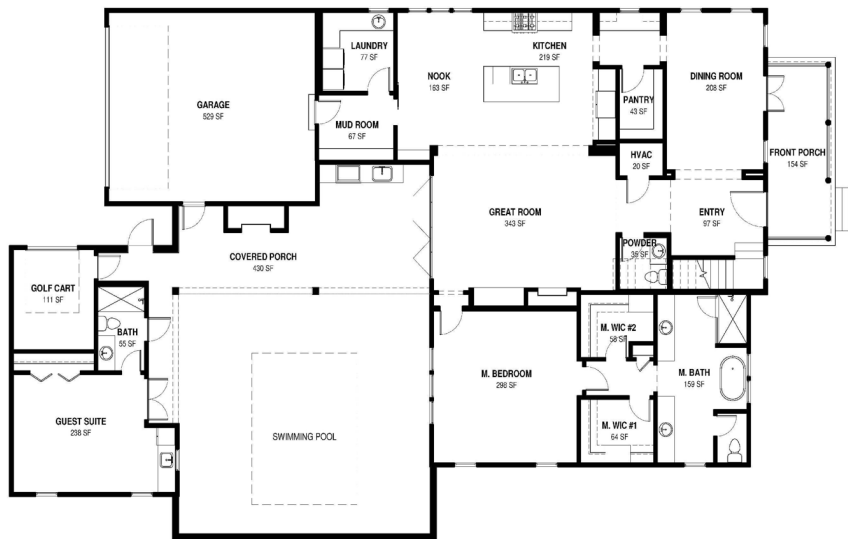


The Beaufort

Lot #424

- ❖ 4 Bedrooms/4½ Bathrooms
- ❖ Plus Guest Suite with Kitchenette & Private Bath
- ❖ 3,958 Sq. Ft.

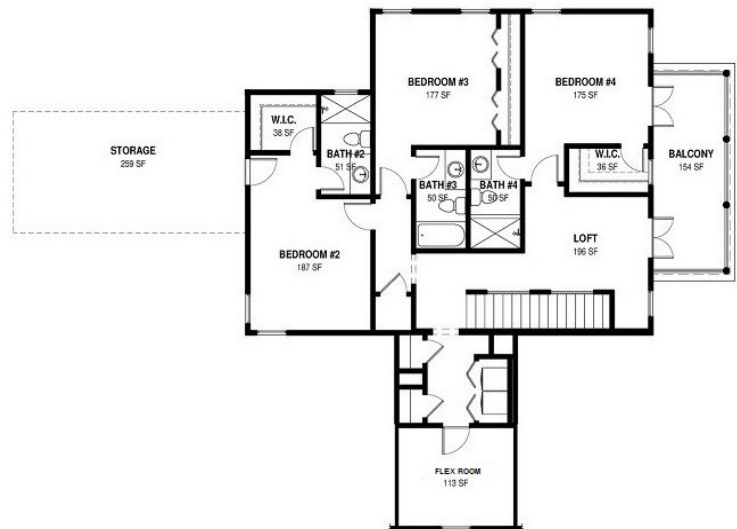


Designed and Built by:



www.buildadvanced.com

352-379-0898



Member of:
Southern Living
 custom builder program

OFFERED BY:



Greta S. Rice, BROKER®
(352) 333-3009

Interior Features

- ❖ ASID Interior Design and by SG Interiors
- ❖ Gourmet Kitchen, all wood cabinets and Grand Island
- ❖ Butler's Pantry and additional walk-in pantry
- ❖ Palatial Dining Room
- ❖ Eat in breakfast area
- ❖ 6-piece luxury master bath suite
- ❖ Separate his and her master closets
- ❖ Designer tile showers
- ❖ Private Guest Suite with flexible living space including kitchenette and full pool bath
- ❖ Private bath for each bedroom
- ❖ Walk-in attic storage
- ❖ Dual, Recirculating Navien tankless water heaters
- ❖ GE Café Appliances
- ❖ Great room ceiling beams
- ❖ Custom built entertainment cabinetry
- ❖ Gas fireplace
- ❖ Custom built mudroom and laundry room cabinetry
- ❖ Separate upstairs washer and dryer hook-up
- ❖ Custom built wood closet shelving
- ❖ 8' solid core interior doors
- ❖ Crown Moulding
- ❖ Hardwood flooring throughout the first floor
- ❖ Control 4 Home Automation with custom audio-visual experience and security package
- ❖ Recessed LED lighting
- ❖ Signature Series Kwikset door hardware

The Beaufort

13098 SW 9th Road

\$988,600

First Floor	2,251 sq. ft.
Second Floor	1,363 sq. ft.
Guest Suite	344 sq. ft.
Total Conditioned Area	3,958 sq. ft.

Front Porch	155 sq. ft.
Balcony	155 sq. ft.
Lanai	463 sq. ft.
Golf Cart Garage	118 sq. ft.
2 Car Garage	552 sq. ft.
Total Sq. Footage	5,401 sq. ft.

Exterior Features

- ❖ Timeless Southern Greek Revival Architecture
- ❖ Marvin Windows
- ❖ 8'x12' Marvin Ultimate Bi-Fold Door
- ❖ Certaineed Landmark Architectural Roofing Shingles
- ❖ James Hardie Lap Siding and Trim
- ❖ James Hardie painted soffit
- ❖ Traditional painted wood front porch and balcony floors
- ❖ Oversized 2 car garage with coated floor
- ❖ Separate golf cart garage
- ❖ Premium Landscape Design
- ❖ Brick Wall enclosed private courtyard with raised brick planters
- ❖ Saltwater swimming pool
- ❖ Summer kitchen and grill
- ❖ Outdoor Gas fireplace
- ❖ Private porch dining area

Construction

- ❖ Trane High Efficiency 2 stage heat pump HVAC system
- ❖ R-13 wall and R-38 attic insulation
- ❖ 7 1/4" baseboards and custom door casing
- ❖ Sherwin Williams paint
- ❖ 32" Stem Wall Construction