



# State Street Homes™

"Welcome Home"

**609 Clarendon Street, Oldsmar, FL 34677**

**4 Bedrooms • 2.5 Baths • Formal Dining • 2,129 Sq ft • 2 Car Garage**

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## Included Features

### Interior Details:

- Modern open floor plan that lives well
- Abundance of windows & natural light
- 10' interior ceilings main floor, 9'4" on second floor
- Natural gas
- Tray ceiling in master bedroom
- Formal dining room
- Breakfast bar at kitchen island
- Separate laundry room located on second floor
- Family valet/organizer at garage entrance
- Huge walk-in master closet
- Separation of bedrooms for privacy & noise
- Two car garage
- Garage door opener
- Spanish lace ceilings
- Modern-style satin nickel lever door handles
- Upgraded base boards & trim
- Wood floors throughout common areas
- Upgraded carpet
- Linen closets
- 8' tall sliders in great room to covered lanai

### Kitchen:

- Shaker-style maple cabinets in Coffee color
- 42" upper cabinets
- Crown moulding on cabinets
- Granite counter tops
- Designer Moen faucet
- Sitting area at counter
- Island
- Under cabinet light prewire
- Refrigerator end panel + full size cabinet over
- Upgraded cabinet pulls
- Pantry closet
- Stainless steel GE appliances:  
Range, microwave, dishwasher & refrigerator
- Double-bowl stainless steel sink

### Baths:

- Granite counter tops
- Upgraded Kohler faucets & fixtures
- Upgraded cabinetry
- Designer oversized tile in bathrooms
- Designer light fixtures
- Towel bars and fixtures included
- Oversized shower in master bath  
with upgraded frameless glass enclosure
- Toilet in separate toilet room in master
- Dual sinks with bank of drawers
- Upgraded soaker tub in hall bath

### Electrical:

- Security system
- Recessed can lighting in: Kitchen, great room, dining,  
master bedroom, halls, baths & front porch
- Pendant lights at kitchen bar top
- Ceiling fan prewires in: All bedrooms, great room, lanai
- Coach lights
- CAT-5 computer/media outlets in: Great room, Master  
bedroom, bed 2
- Cable-TV outlets in: All bedrooms, great room
- Media hub
- Extra outlet in garage
- Switched landscape/holiday outlet

### **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
- Carrier HVAC system with programmable thermostats, 15-SEER, two zones, one for each floor
- 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
- Zoned AC system
- Transferable 10-year structural warranty
- 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:**

- Genuine traditional architecture
- Real front porch 8' x 17'8" with metal roof and exposed rafter tails
- Covered 10x14 lanai
- Sherwin Williams high performance acrylic paint
- Upgraded dimensional shingles
- Upgraded fiberglass front door
- Brushed nickel handleset with dead bolt
- Decorative garage door with opener
- Upgraded garage coach lights
- Aluminum soffit & fascia
- Existing mature trees
- Fully sodded lot with landscaping
- Sand finished stucco, not cheaper textured

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

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