



State Street Homes™

"Welcome Home"

Property Address: 106 E. Arlington Avenue, Oldsmar FL 34677

Included Features

Interior Details:

- Large foyer with staircase
- Tray ceiling in master bedroom
- 9' wide by 8' tall sliders in great room
- Modern open floor plan
- Formal dining room
- Separate breakfast area
- Family valet/organizer at garage entrance
- Large walk-in master closet
- Abundance of windows and natural light
- 10' interior ceilings main floor and 9'4" on second floor
- Second floor loft
- Separation of bedrooms for privacy and noise
- Spanish lace ceilings
- Kwikset satin nickel lever door handles
- Upgraded base boards and trim
- Wood floors throughout common areas
- Upgraded carpet
- Storage and linen closets
- Ventilated closet shelving
- Separate laundry room on second floor with sink

Kitchen:

- White raised panel cabinets
- 42" upper cabinets
- Crown moulding on cabinets
- Granite counter tops
- Designer Moen faucet
- Sitting area at counter
- Large island
- Switched outlet for rope lighting over cabinets
- Upgraded cabinet pulls
- Large pantry closet
- Double bowl stainless steel sink
- Garbage disposal
- Stainless steel GE appliances: Gas range, microwave, dishwasher and refrigerator

Baths:

- Upgraded Moen faucets and fixtures
- Maple cabinets
- Designer oversized tile in bathrooms
- Designer light fixtures
- Oversized shower in master bath with upgraded frameless glass enclosure
- Two sinks in master bath, with bank of drawers
- Granite counter top in master bath
- Master has toilet in separate toilet room
- Exhaust fans in all baths
- Bank of drawers in secondary bath
- Toilet and tub separated from sinks in secondary bath

Electrical:

- Recess can lights in; kitchen, great room, master bedroom, loft, halls and front porch
- Switched outlet for future over and under cabinet lights
- Media hub in master closet
- Cable TV outlets in; all bedrooms, great room and loft
- CAT5 computer/media outlets in; master bedroom, loft, great room and bedroom two
- Ceiling fan prewires in; all bedrooms, great room and lanai
- Speaker prewire for surround in great room

Energy Saving Features:

- Insulated fiberglass exterior swing doors
- LowE dual pane windows throughout
- Carrier HVAC system with programmable thermostat, 14 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
- 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*
- Window protection (homeowner must install) is provided for wind borne debris
- Transferable 10-year structural warranty
- Two air handler units, one for each floor, for better balance

Exterior:

- Craftsman architecture
- Brushed nickel handleset with dead bolt
- Upgraded dimensional shingles
- Upgraded garage coach lights
- Color Wheel "Flex Lox" high performance acrylic paint
- Decorative cementitious finish on block per plan
- Upgraded fiberglass front door
- Usable front porch
- Covered lanai
- Decorative garage door
- Decorative details include; brackets, siding, columns with brick and garage trellis

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

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