

HERITAGE RESERVE

Come Home to the Country in the City!

Quiet ♦ Relaxed ♦ Secure

Raise your family, build your empty nest or retire in Pinellas County's newest, best kept secret.

20 SINGLE FAMILY ESTATE SITES
MINIMUM BUILDING REQUIREMENT: 2,000 SQUARE FEET

PRIVATE GATED COMMUNITY
TRADITIONAL STYLE HOMES

HOME AND LAND FROM MID \$400'S
FOUR DESIGN CONCEPTS TO CHOOSE FROM –
2,040-3,650 SQUARE FEET

BUILDER WITH EXCELLENT REPUTATION
CENTRAL LOCATION

For sales information, contact
Jason Stross or George Lewis

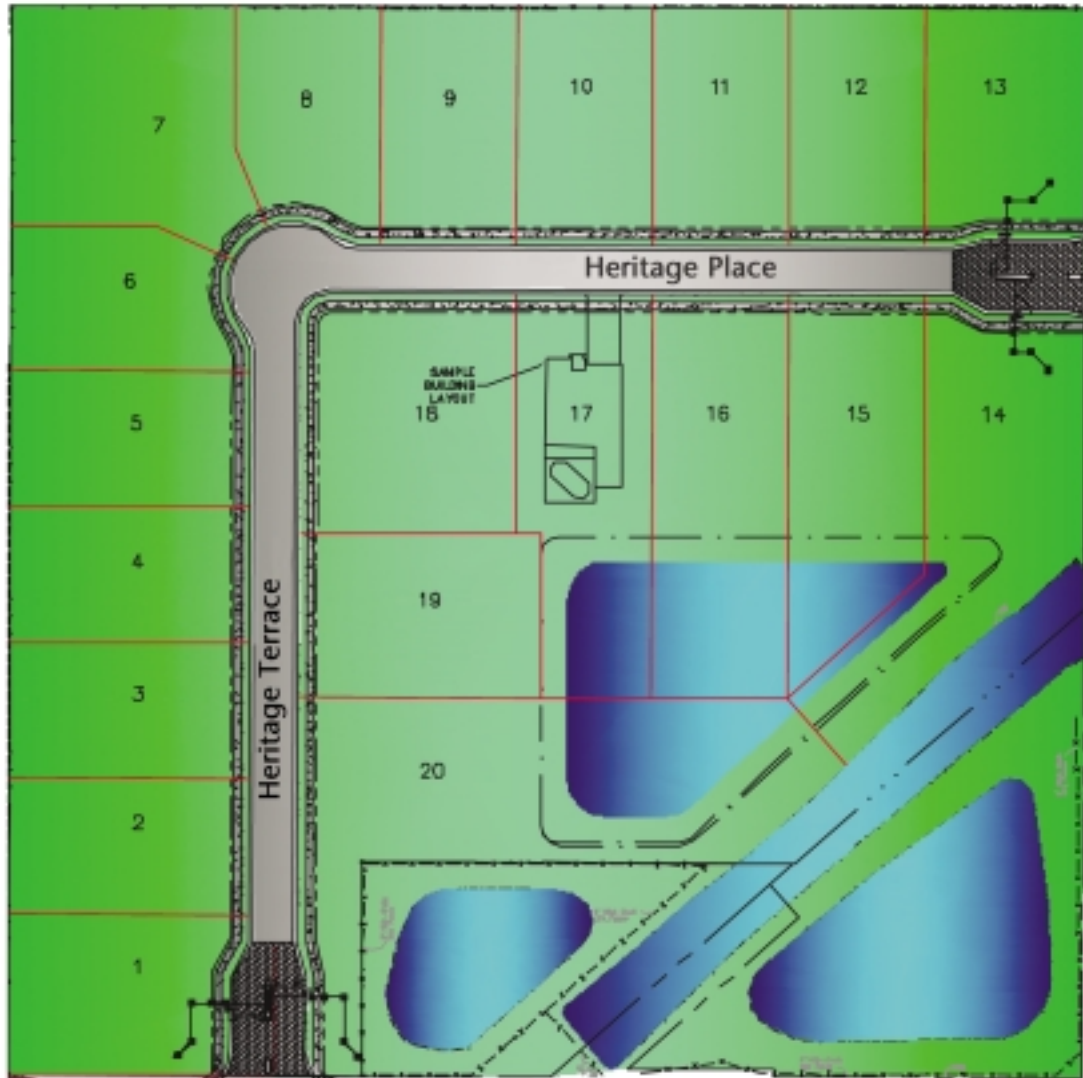
Broderick/Stross Construction, LLC
5514 Park Blvd., Pinellas Park, FL 33762

www.broderickrealty.com

727-544-1403



HERITAGE RESERVE



94th Avenue



Standard Features & Specifications

Insulation

R-30 Blown insulation over living area
R-5 Foil insulation on masonry walls
R-19 wall insulation on framed exterior walls
R-11 wall insulation between garage framed walls
Poly sealed windows and doors

Construction Features

Concrete block construction with vertical steel reinforcement
Poured pre-cast lintels
Visqueen vapor/moisture barrier under all concrete floors
Raised panel garage door with screw drive
30-year asphalt dimensional shingle roof with warranty
Continuous vented vinyl soffit

Exterior Features

\$2,000 Landscape allowance
Up to 5,000 square feet of St. Augustine sod or 8,000 square feet of bahia sod
4-zone sprinkler system
Concrete driveway

Heating and Air Conditioning

13 Seer High efficiency heat pump and central air conditioning system
engineered for home with insulated duct work

Interior Features

\$1,500 Front door allowance
Raised six panel interior doors
Knockdown finish on dry walled ceilings and walls (orange peel in bathrooms)
Wood window sills
Closet maid wire shelving in all closets, pantry and laundry rooms
(upgrades available)
Flooring per plans (upgrades available)
5¹/₄" base board and 3¹/₄" casing on interior doors (trim upgrade
packages available)

Appliance Standards

\$2,500 allowance
Kenmore products
Smooth top range
Double door refrigerator

Plumbing

Two exterior hose bibs
40 gallon hot water heater (tank less propane water heater upgrade available)
One ice maker line
White elongated toilets
Steel bathtubs
CPVC piping throughout
4" spread faucets on all bathrooms with white sinks

Electrical

Minimum 200 AMP service with circuit panel
Electrical copper wiring per code
Decorator silent rocker switches
Smoke detectors per code
Automatic garage door with 1 remote
TV cable and phone jacks in each bedroom, office and family room
Recess can lights per standard plan
Pre-wire for ADT alarm system

Kitchen and Baths

Custom wood cabinets in kitchen and baths
Ceramic tile in bathrooms and shower walls
1¹/₄" granite countertops in master bathroom and kitchen
Solid surface countertops in other bathrooms

Plumbing

Two exterior hose bibs
40 gallon hot water heater (tank less propane water heater upgrade available)
One ice maker line
White elongated toilets
Steel bathtubs
CPVC piping throughout
4" spread faucets on all bathrooms with white sinks

Kitchen and Baths

Custom wood cabinets in kitchen and baths
Ceramic tile in bathrooms and shower walls
.75 inch granite countertops in master bathroom and kitchen
Solid surface countertops in other bathrooms

HERITAGE RESERVE

The Patriot

2040 Square Feet



Front Elevation "A"



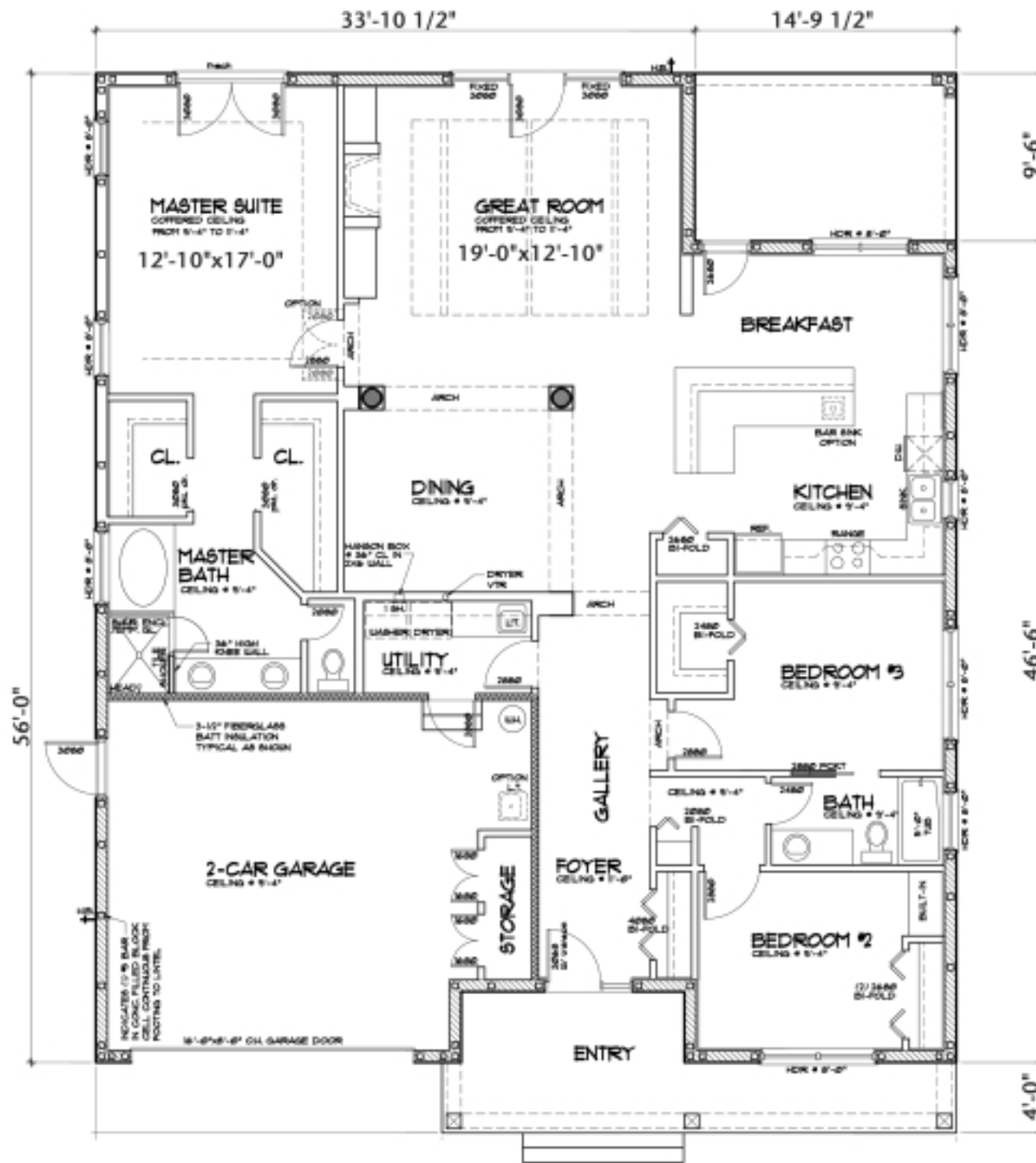
Front Elevation "B"



Front Elevation "C"

The Patriot

2040 Square Feet



First Floor Plan

HERITAGE RESERVE

The Newport

2275 Square Feet



Front Elevation "A"



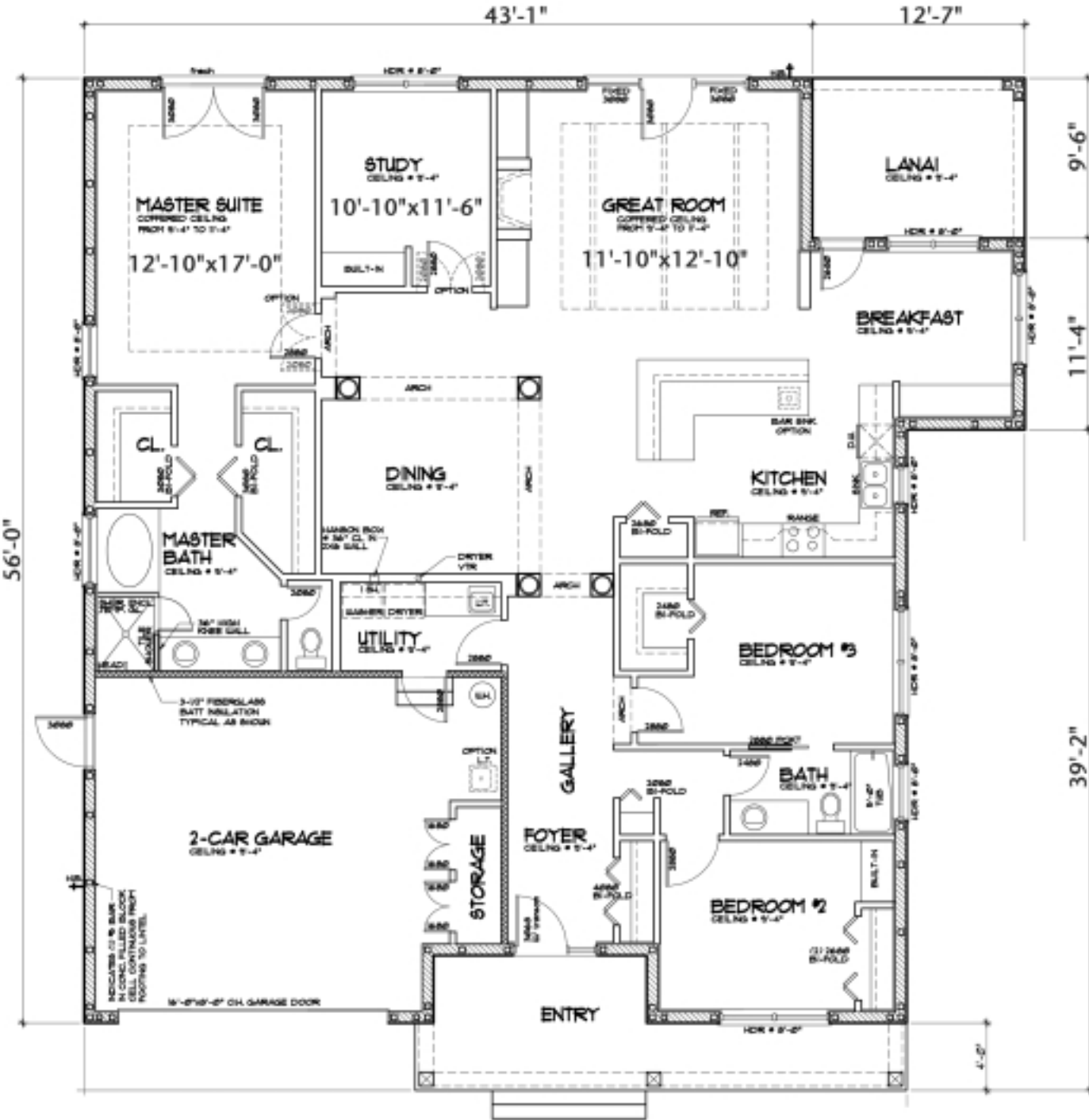
Front Elevation "B"



Front Elevation "C"

The Newport

2275 Square Feet



HERITAGE RESERVE

The Tradition

2790 Square Feet

Front Elevation "A"

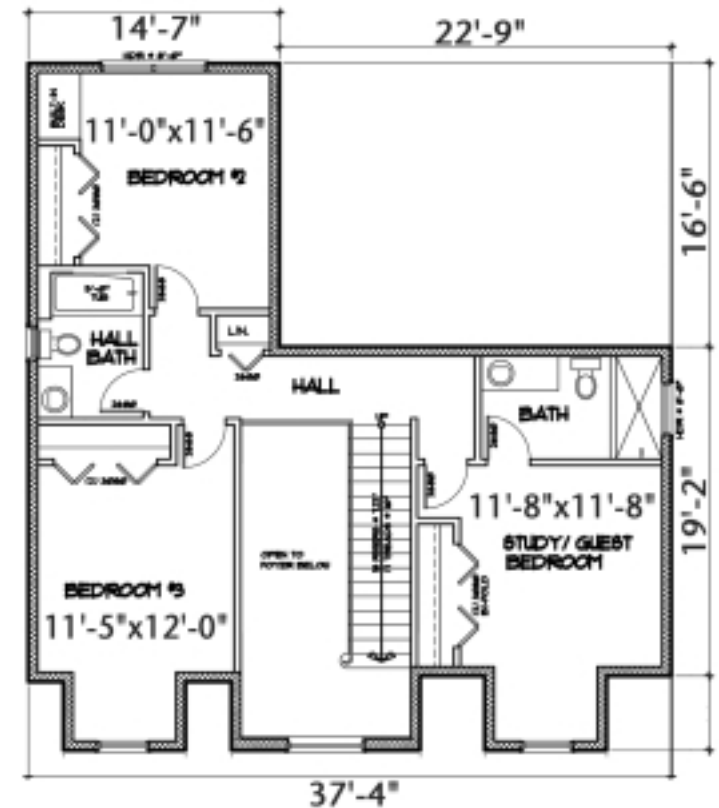
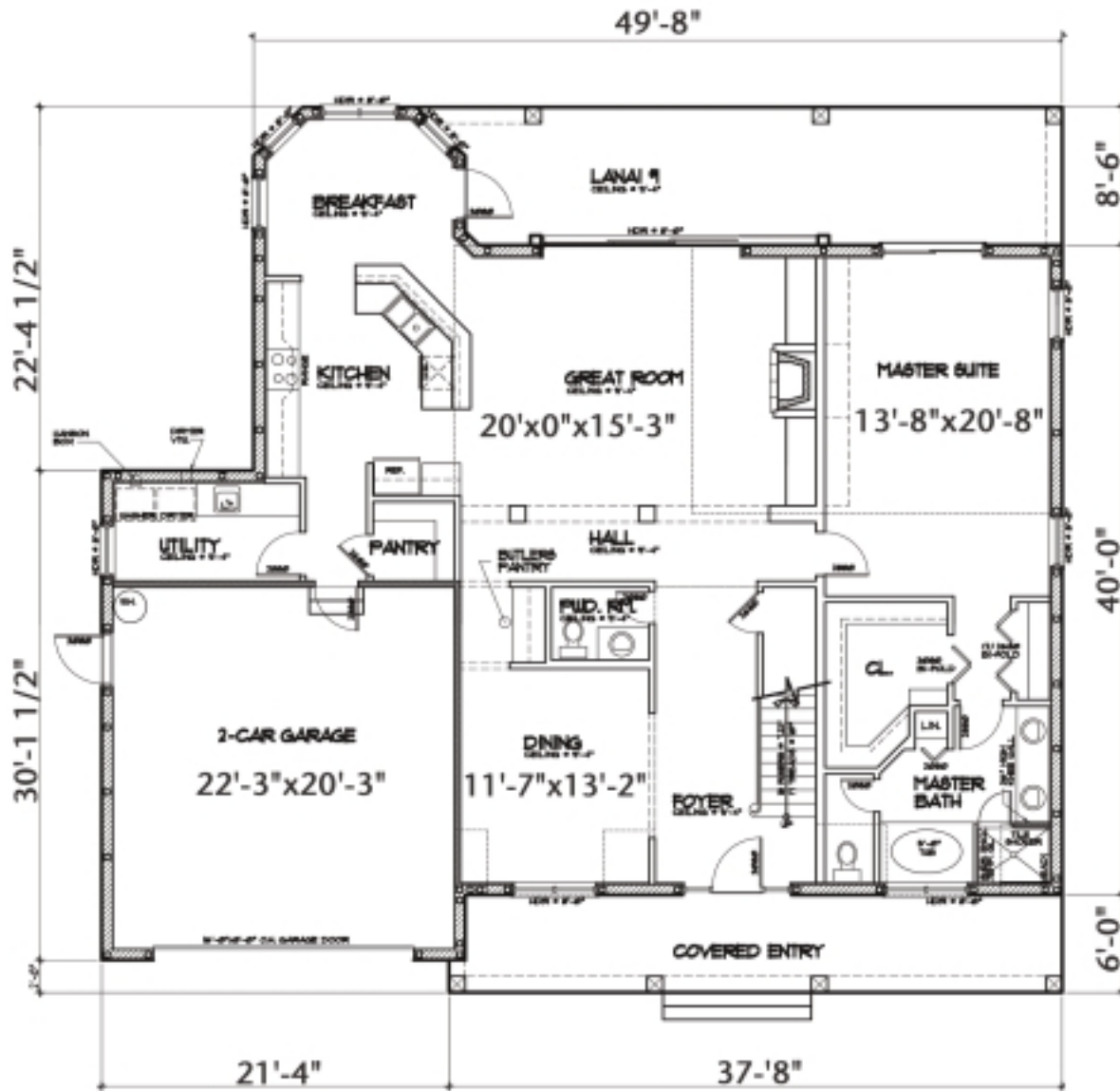


Front Elevation "B"

The Tradition

2790 Square Feet

First Floor Plan



Second Floor Plan

HERITAGE RESERVE

The Legacy

3652 Square Feet

Front Elevation "A"



