

Tivoli's Newest Custom Home...

The Magnolia



1807 Magnolia Street Sarasota, FL

This is a magnificent French Country-style design located in the desirable west of trail neighborhood of Sarasota. The Great Room plan, nearing completion, contains over 4,000 square feet of living area and features 4 bedrooms, 3 baths, an oversized island kitchen with Thermador appliances, quartz and granite counters, an oversized pantry and laundry with second dishwasher, game room, 3-car garage, pool, spa and outdoor kitchen. Quality appointments include tray ceilings with meticulously crafted beams and millwork, porcelain plank floors and gorgeous stone work.

Construction features the latest technology in energy efficiency. Insulation is spray foam with a sealed attic system. This means air conditioning systems and ductwork are in conditioned space instead of the usual 140° vented attic found in most Florida homes, greatly enhancing the efficiency of the 3-zone system. The water heater features a heat pump hybrid system with recirculating water, saving both energy and water. All windows and doors are insulated and impact rated, also contributing to the home's outstanding efficiency.

In addition to energy efficiency, construction features the latest in durability and advanced design, with concrete block, and formed and poured 16" tie beams which contain imbedded hurricane anchors. The roof features flat concrete tiles individually fastened to an attractive 8/12 roof pitch. All windows and doors are hurricane rated for greater peace of mind with no need for shutters.

Call today for your personal tour. This home is nearing completion at the above address. It can also be built with custom changes on your Homesite.



32 South Osprey Ave., Suite 203 • Sarasota, FL 34236
 Ph: (941) 954-0355 • Fax: (941) 954-0111 • www.tivolihomes.com

The Magnolia
1807 Magnolia Street, Sarasota, FL

\$1,450,000

Included Features

Kitchen

- **Granite and Quartz Countertops** **Included**
- **Oversized Island** with Blanc Du Blanc Granite Top **Included**
- **Undermount LED Lighting** **Included**
- **Stainless Steel Undermount Sink** **Included**
- **Pot Filler** **Included**
- **Brushed Nickel One-Touch Single-Lever Faucet** by Moen, soap dispenser **Included**
- **42" Raised Panel Upper Cabinets** **Included**
- **Raised Panel Wood Cabinet Doors** **Included**
- **Soft-Close Doors and Drawers** on all cabinets **Included**
- **Oversized Pantry** with space for second refrigerator **Included**
- **Wood Plank Porcelain Floor Tile** **Included**
- **Recessed Can-Lights** with LED bulbs for optimum lighting & efficiency **Included**
- **Energy Star Appliances:**
 - Thermador commercial style side-by-side refrigerator w/ice & water in door **Included**
 - Thermador gas cooktop with 5 burners **Included**
 - Thermador stainless steel double convection ovens **Included**
 - Thermador dishwasher shown in laundry **Included**
 - Sharp drawer microwave **Included**
 - Insulated disposal, ½ hp **Included**

Great Room

- **Tray Ceilings** with wood-style rustic beams and crown molding **Included**
- **42" Gas Fireplace** with remote control **Included**
- **Wood Plank Style** porcelain tile **Included**
- **Built-In Dry Bar** and cabinetry **Included**
- **Recessed Area in Dining Room** for owner's hutch **Included**
- **Finely Crafted Wood Stairs and Railing** to second floor **Included**
- **Recessed Can LED Lighting** **Included**



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Den/Office

- **Double 8' High Glass Entry Doors** **Included**
- **Engineered Wood Floor** by Mohawk **Included**

Master Bedroom

- **Double Entry Doors** to bedroom foyer **Included**
- **Two-Step Tray Ceiling** with crown molding **Included**
- **Niche at Bedroom Foyer** **Included**
- **Oversized Walk-In Closet** **Included**

Master Bath

- **His and Hers Separate Sinks and Cabinets** **Included**
- **Soft Close Toilet Lid** **Included**
- **Bidet** **Included**
- **Free Standing "Slipper" Tub** with handheld spray **Included**
- **Oversized Shower** with hand held spray, rainmaker shower head, bench seat, and separate temperature control **Included**
- **Countertop Cabinetry** **Included**
- **Large Linen Closet** **Included**

Laundry

- **Oversized Laundry** with built-in laundry tub **Included**
- **Granite Counters** **Included**
- **Storage Cabinets** **Included**
- **Second Dishwasher** for entertaining **Included**

Game Room

- **Engineered Wood Floor** by Mohawk **Included**
- **Rough-In** for future wet bar **Included**
- **Tray Ceiling** with crown molding **Included**
- **Wall Sconces** **Included**
- **Recessed Can Lighting** **Included**



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Bathrooms

- **Granite Countertops** **Included**
- **Raised Panel Wood Cabinet Doors** in all bathrooms **Included**
- **Custom Oversized Medicine Cabinet** in bathroom #2 and #3 **Included**
- **Large Wall Tile** in showers **Included**
- **Elongated Toilets** with 1.6 gal. flush **Included**
- **Brushed Nickel** plumbing fixtures by Moen **Included**

Bathrooms (continued)

- **36" High Cabinets** in all baths **Included**
- **Exhaust Fans** vented to the outside in all baths **Included**

Drywall

- **"Skiptrowel" Ceiling Texture** in home & garage **Included**
- **Light "Orange Peel" Texture** on all walls, smooth level 5 in baths **Included**

Premium Features

- **Full Flake Urethane Sealer** on garage floor **Included**
- **Insulated Walls** between master bedroom, great room & walk-in closet for superior noise suppression **Included**
- **Insulated Walls** around all air handlers and closets for superior energy efficiency and noise suppression **Included**
- **Insulation in Floor Joists** between second floor and first floor for superior energy efficiency and noise suppression **Included**
- **Interior Paint** is quality Sherwin Williams low VOC **Included**
- **Solid Core Interior Doors** **Included**
- **Fiberglass Front Entry Doors** with impact glass **Included**
- **Schlage Lever Handles & Hardware** **Included**
- **Deadbolt Lock** on front door **Included**
- **3 ¼" Door Casings** **Included**
- **7 ¼" Milled Baseboard** **Included**
- **Quality Carpeting** with 9/16 rebond padding **Included**
- **4 Television outlets** **Included**
- **4 Telephone outlets** **Included**
- **Air Conditioning Returns** in all closed rooms **Included**
- **A/C Supply Vent** in all rooms & walk-in closets **Included**
- **"Rocker" Décor Light Switches** **Included**



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Premium Features (Continued)

- **Switch-Controlled Electrical Outlets** in most rooms **Included**
- **Ceiling Fan Prewires** in most rooms **Included**
- **Smoke Detectors** inside & outside of all bedrooms **Included**
- **400 AMP Electrical Service** **Included**
- **Wood Window Sills** **Included**
- **Garage Door Openers** with 2 transmitters for each door **Included**
- **Screens for All Windows** **Included**
- **Paver Bricks** on driveway, sidewalk, front porch, lanai and pool deck **Included**
- **3 Exterior Hose Bibs** **Included**

Energy-Saving Features

- **Fi-Foil Vapor Barrier** on block walls **Included**
- **Foam-Insulated Sealed Attic System** **Included**
- **Attic is Part of Conditioned Space in House**, greatly enhancing efficiency of air handlers & ductwork **Included**
- **(3 Units) High-Efficiency Air Conditioning System** by Carrier with 15 SEER **Included**
- **Heat Pump Hybrid Hot Water System** with recirculation **Included**
- **Heavy-Duty Weather Stripping** on all exterior doors **Included**
- **Insulated Air Conditioning & Heating Ducts** **Included**
- **Insulated Low-e Impact-Rated Windows by PGT** **Included**
- **HVAC System** calculated & sized for maximum comfort & efficiency **Included**
- **Hot Water Pipes Insulated** for maximum efficiency **Included**
- **Recessed, Energy-Efficient LED Light Fixtures** at kitchen & great room **Included**
- **Ductwork Joints Sealed with Mastic** **Included**
- **MERV-Rated Air Conditioning Filter of 7+** **Included**

Exterior Features

- **Impact-Rated Hurricane Windows** from PGT **Included**
- **Decorative Cement Coating Over Concrete Block** **Included**
- **Manufactured Stone Façade** at front elevation **Included**
- **High-Quality Roofing** with flat concrete tiles over 8/12 roof pitch **Included**
- **Lights at All Exterior Doors** **Included**
- **Low-Maintenance Steel Overhead Garage Doors** **Included**
- **160-MPH Windbracing** on garage doors **Included**
- **No Wood in Any Exterior Components**, ensuring low maintenance, safety & resistance to termites **Included**



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Quality Construction

- **Low/Zero VOC Paints, Finishes & Flooring** **Included**
- **Soil Under Entire Home Treated** for subterranean termites **Included**
- **6 mil Visqueen Vapor Barrier** under entire home **Included**
- **Reinforcing Fiber Mesh** used in concrete slab **Included**
- **5/8" Steel Reinforcing Rods** used in foundation footings **Included**
- **5/8" Vertical Steel Rods** used to tie exterior walls to foundation footings **Included**
- **5/8" Horizontal Steel Rods** used in formed and poured concrete tie beams **Included**
- **CPVC and Pex Water Pipes** under concrete slab **Included**
- **Exterior Walls** are concrete block with formed & poured 16" tie beam on first floor **Included**
- **3,000 psi Concrete** used in slab, footers & beams **Included**
- **Hurricane Anchors** embedded in 16" concrete tie beams nailed to roof trusses **Included**
- **Professionally Engineered Roof Trusses** **Included**
- **Pressure-Treated Wood** used in all areas in contact with masonry or concrete **Included**
- **Showers Finished** with fiber cement board behind tile **Included**
- **Moisture-Resistant Gypsum Board** used over wet areas **Included**
- **All Electrical Wiring is Copper** **Included**
- **Ductwork Sealed During Construction** to prevent dust & mold **Included**
- **Integrated Pest Management** with pest tubes in walls **Included**
- **Kitchen Hood Vented to Exterior** **Included**
- **Wood Stud Interior Framing** at 16" on center **Included**
- **Windows and Doors Tap-Conned** into surrounding block walls for added strength & durability **Included**

Site Items

- **Sodded Home Site** with Zoysia sod **Included**
- **Complete Irrigation System with Automatic Timeclock** **Included**
- **Wide Brick Paver Driveway and 4'-Wide Sidewalk** to home **Included**
- **Front Yard Post Light and Coach Lamps** **Included**