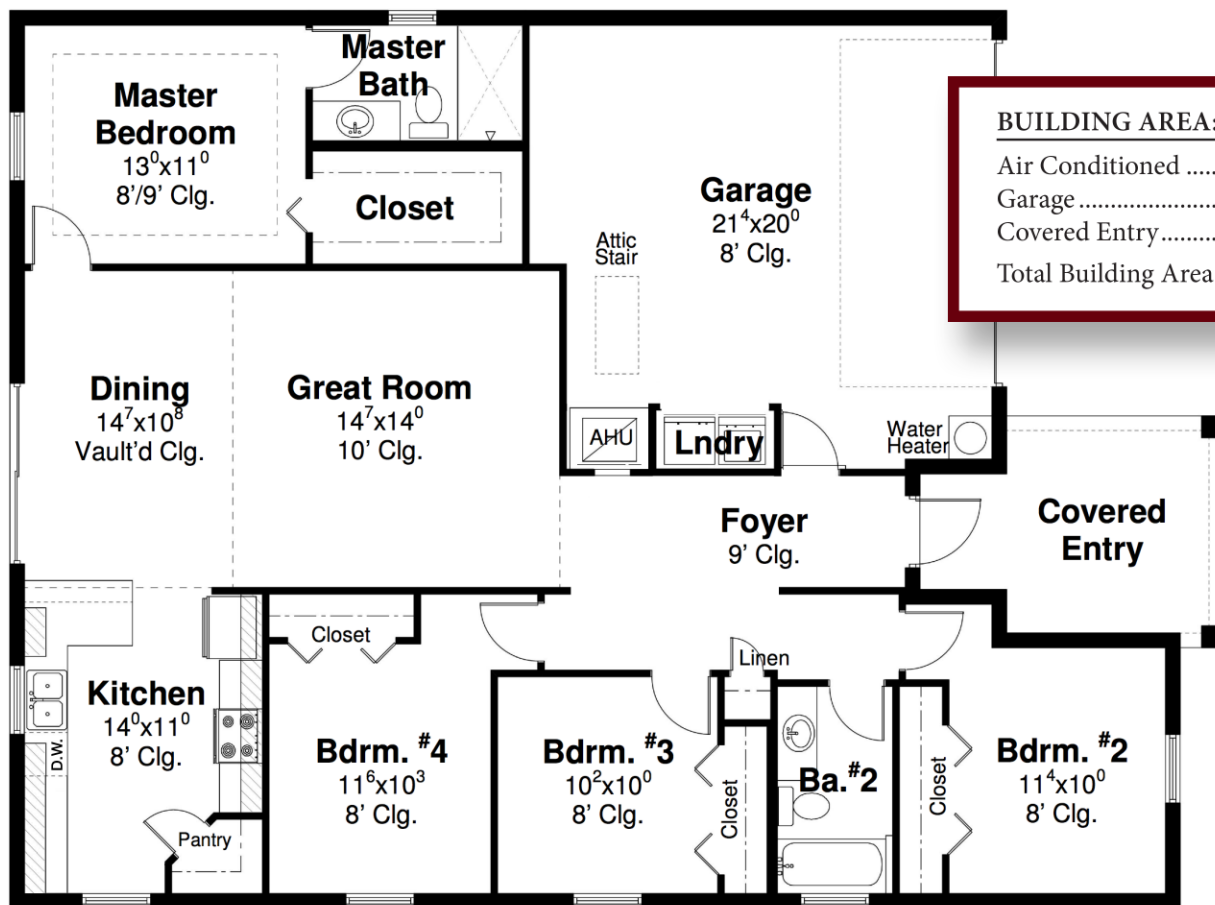


# Sandy Oaks



## The Seminole 4 Bedroom, 2 Bath, 2 Car Garage



### BUILDING AREA:

Air Conditioned ..... 1,573 ft<sup>2</sup>  
Garage ..... 445 ft<sup>2</sup>  
Covered Entry ..... 123 ft<sup>2</sup>  
Total Building Area ..... 2,105 ft<sup>2</sup>

*For Sales Information, Please Call:*

**Kathryn Francavilla — 561.254.9590**  
**or Donna O'Connell — 561.313.1695**

**Sandy Oaks of Indiantown**  
SW Cherokee Drive • Indiantown, FL 34956

*A Community by:*



# Sandy Oaks



## *The Seminole* 4 Bedroom, 2 Bath, 2 Car Garage

### KITCHEN

- Maple or Oak Cabinets
- Wilsonite Laminated Counter Tops
- Frigidaire Appliance Package:
  - 30-inch Electric Stove
  - 3.7 ft<sup>3</sup> Refrigerator with Ice Maker
  - 1.2 ft<sup>3</sup> Above-Range Microwave
- Dual Compartment Stainless Steel Sink
- Garbage Disposal

### BEDROOM & BATHROOM

- Raised-Panel Closet Bifold Doors
- Wilsonite Laminated Vanity Counter Tops
- Moen Chrome Bathroom Fixtures
- Elongated Toilets
- Vanity Mirrors

### INTERIOR FIXTURES

- Knockdown Ceiling Finish
- Smooth Wall Finishes
- Ceramic Tile:
  - Kitchen, Dining Room, Great Room
- Stain Resistant Carpet
  - Bedrooms, Closets, Hallways

### EXTERIOR FEATURES

- PGT® Winguard® Impact-Resistant Windows
- Concrete Block Construction with Light Texture Finish
- Garage — Finished Concrete Walls
- Hurricane-Rated Engineered Roof Truss Systems
- 30-year, Mildew-Resistant Roof Shingles
- Sherman Williams Exterior Paint
- Concrete Driveway, Sidewalk & Patio, as per plan
- Landscaping and Sod

### ENERGY FEATURES

- High-Efficiency Air Conditioning System, 14 Seer
- Digital Programmable Thermostats
- R-30 Batt Insulation in Ceiling
- R-19 Batt Insulated Walls Adjacent to A/C Space
- Vapor Shield Hi-Perm Wall Insulation on Exterior Walls
- High-Ventilation Soffit Vents
- Insulated Fiberglass Entry Doors
- Prewired Ceiling Fans with Wall Switches
- Water Conserving Toilets, Faucets and Showerheads

For more information, visit [www.VillaFrancaHomes.com](http://www.VillaFrancaHomes.com)

### OPTIONS

- Granite Countertops .....\$2,970.00
- Ceramic Tile Throughout the Home (No Carpet) .....\$1,195.00
- Exterior Covered Patio (12 x 12) .....\$4,940.00