

Borchini Realty
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Bellagio AT BELLA VIANA



The Bellagio "F" Borchini Realty
PLC



The Bellagio "G"

(Artist Rendering - Landscaping for illustration purposes only.)

Bellagio

2,702 SQ. FT.



Distinctive Features

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TUSCANY SERIES – THE SEVILLA, THE VERONA, THE BELLAGIO, THE MILAN, THE BARCELONA

DISTINCTIVE EXTERIOR FEATURES

- › Choice of two Mediterranean architectural styles
- › Choice of 12 exterior color packages
- › Antique brass lever door handle and deadbolt lock set
- › Paver driveway, front porch and walkway
- › Covered rear lanai
- › Electric garage door opener with two remotes and keyless entry
- › Three-car garage
- › 6" gutters and splash guard front and rear of home
- › Door chime with lighted push button
- › 42" entry walkway with brick pavers
- › 8' fiberglass double beveline glass front door
- › Weatherproof outlets in pre-determined locations
- › 3 hose bibs near front and rear of home in pre-determined locations
- › Decorative coach lights on each side of garage door
- › Garage service door with light
- › Concrete S-tile roof

QUALITY CONSTRUCTION

- › Concrete block construction
- › Textured masonry coating with 4 year 100% acrylic finish
- › Monolithic concrete slabs with vapor barrier
- › One year termite protection
- › R30 insulation in ceiling above air conditioned space
- › 50 gallon water heater
- › Heat pump heating and cooling system with minimum 12 SEER rating
- › Screens for all operable windows and sliding glass doors
- › 10' ceiling height; living area 12' ceiling height per plan

PREFERRED INTERIOR FEATURES

- › Upgraded ceramic tile flooring at foyer, kitchen, master and secondary baths, laundry room
- › Upgraded carpet and 6 lb. pad
- › Latex semi-gloss enamel paint on baseboards and door casings
- › Pre-wired for two telephone outlets
- › Pre-wired for two television outlets
- › White decora rocker switches throughout home
- › Smoke detectors
- › Pre-wired for ceiling fans at bedrooms and great room/living room
- › 8' paneled colonist interior doors
- › 24" upper cabinets above washer/dryer
- › Knockdown texture on ceiling
- › Orange peel texture finish on walls
- › White marble window sills
- › Large walk-in closets in all master bedrooms
- › Vinyl clad closet shelving
- › Rounded corners per plan
- › Laundry tub

CONTEMPORARY KITCHEN FEATURES

- › Two compartment molded composite sink
- › Designer faucet w/spray
- › Upgraded Oak-Square or Arch cabinets with choice of four distinctive stain finishes
- › 42" upper cabinets with fully concealed hinges and crown molding
- › 1/3 H.P. garbage disposal
- › Upgraded free standing ceramic top range in choice of colors: white, black, biscuit
- › Upgraded microwave 1.5 cu. ft., 1000 watt in choice of colors: white, black, biscuit
- › Upgraded dishwasher choice of colors: white, black, biscuit
- › Upgraded 21.6 cu. ft. side-by-side refrigerator with ice and water in door: white, black, biscuit
- › Solid surface countertops w/3" solid surface backsplash
- › Recessed can lights

CLASSIC BATHROOMS

- › 42" plate glass mirrors
- › 6" x 6" white or bone ceramic tile shower and tub surrounds per plan
- › Corian surface vanity tops with designer edge and double drop-in sink bowls (per plan)
- › Chrome/polished brass designer fixtures at master and bath two
- › Safety grab bars at master shower
- › Clear or obscure glass polished brass shower enclosure
- › Designer lights over vanities

EXCITING OPTIONS

- › Upgraded appliances
- › Washers and dryers (shown on floorplan only for placement)
- › State-of-the-art audio, video and intercom systems
- › Security and central vacuum systems
- › Designer flooring and countertop materials
- › Upgraded cabinetry and cabinet options
- › Designer interior paint colors
- › Fireplaces (pre-determined locations)
- › Upgraded landscaping packages

LANDSCAPE

These single-family homes include landscaping. Sod in front, side, and rear with irrigation. Lawn care maintenance of all neighborhoods is included in the monthly fees.

Our model homes showcase design and decorating ideas. Visit our full-service Décor Center for detailed pricing and to view samples of all the quality features listed here that are included in your home at no additional charge. See your Décor Consultant for a list of exciting architectural options per plan, which allow you to personalize your home. All distinctive features are subject to change without prior notice.

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Occupancy restricted to at least one person 55 years of age or older, a limited number of residents may be younger and no one may permanently reside in the home under 18 years of age. Membership and additional fees for golf are required. Golf course facilities are privately owned and operated. Details available upon request. Prices & features subject to change without notice. Due to normal construction tolerances, square footage may vary from those shown on floor plans. Floor plan illustrations are artist's conceptions and are not intended to show specific detailing.

Rev. 8/03

7.01.171

