



Welcome to The Reserve at Sea Forest... Investor Owned
PASCO COUNTY'S ONLY LUXURY, MAINTENANCE FREE TOWNHOME COMMUNITY!

THE WALKING TOUR

This community was been designed with the fullest attention to detail. We would like to take this opportunity to share with you the “story” and the attention to detail that the developers have put into this truly luxury community.

Some basic things to know about this community:

- **Three (3) Bedrooms / Three (3) Bathrooms.** All of the units have three bedrooms and three bathrooms. They vary in size and lifestyle from 2000 sq.ft. to 2741 sq.ft.
- **Consistent Floor Plans.** All the units have similar floor plans with large kitchens, open to the family room, master bedrooms made for a king and queen, and super sized garages / basements with ample space to store all that “stuff” you’ve accumulated over the years. They are truly home replacements.
- **100% Maintenance Free Living.** The homeowners association maintains 100% of the exterior of the community. The dues include money for insurance for the homes including hazard, liability, wind, and flood, replacement reserves for the roof, railings, painting, etc., landscape maintenance, and security.
- **Security.** Not only is the community gated, but there are security cameras at every gate that record each and every person that enters the community. This provides substantial security for the homeowners that is rarely found.

Now for the Features and details...

STARTING AT THE FOYER...

Most of you entered the home from the top of the exterior stairs. The exterior stair feature was designed with the homeowner in mind. Most townhomes require the homeowner to go down to the first floor to allow guests entrance to their homes. When having a get together, this can be very tiresome. Here, your guests come up to the 2nd floor, where all the entertainment is, reducing the burden on the homeowner.

As you enter the home, you will see the closet / elevator immediately by the front entrance. This was strategically placed here to provide:

- 1.) A wall to express yourself. The wall immediately in front of the front door provides the homeowner to express themselves in the form of a painting, a mirror, or other personal piece.
- 2.) A closet to store umbrellas, coats, and other things that you may want to keep handy by the front door, a “mud room” of sorts.
- 3.) Or an Elevator for the convenience of having the ability to use an elevator for groceries, and other functions up and down from the garage.



THE FIRST BEDROOM

On the right you will find the first bedroom. This bedroom was designed to serve as a small “in-laws” suite or a home office. For those who work from home and meet with clients or vendors, this is perfect to limit the traffic just to the front of the home.

In the Cayman model, there is a door that links this first bedroom to the common bathroom. Entrance to the bathroom can be either from the hallway or the first bedroom in the case of the Cayman. This second floor bathroom is a full bath. Notice the luxury granite features and the tiled shower. The shower, vs. a bath tub, was installed with an elderly in-law in mind who may be staying in the first bedroom.

As you walk down the hall you will notice a closet on your right. This houses the air handler for the A/C that services the 2nd floor. All units have 2 A/C units, one for each floor. The air handler is conveniently located for easy servicing and maintenance.

THE FAMILY ROOM & KITCHEN

The family room revolves around the kitchen, which is the heart of the home. Here in this great room, you will notice the large windows that bring in plenty of natural light. In fact, the entire home is designed with large windows to bring in plenty of natural light and minimize on light / electricity consumption during the days. You will notice this natural light feature as you walk through each bedroom and space in the home.

The kitchen is adorned with luxury features including granite countertops, maple cabinetry, and GE Profile appliances. In the Cayman you will notice an island cooktop and a pantry. In the Bermuda and Aruba models you will find the pantry to be on the end as a part of the maple cabinetry (plenty of space to store all of your groceries). The granite, maple and GE profile appliances are all standard features. You will notice that there is plenty of countertop space to be able to accommodate a variety of cooking needs.

The residences also accommodate a variety of dining lifestyles. There is plenty of bar stool space for those who prefer such a lifestyle. There is room for a breakfast table and / or a dining table. Whether you prefer the formal dining lifestyle or the casual dining lifestyle, the options are all there, including room for a dining table on the balcony.

The living rooms were designed for an intimate setting. The high definition video prewiring combined with the warmth of the fireplace provide for a relaxing setting to entertain.

From here you can go back to the stairs to go to the third floor. The door by the stairs / kitchen goes down to the basement / garage which we will visit at the end of the tour.

UP TO THE THIRD FLOOR.

The stairs going up to the third floor maintain the luxurious theme. The wood stairs, with wall molding, and rails and spindles are all standard features. For convenience, the light switch for the stairs controls the light on all stairs whether is for the stairs from the 1st to 2nd floor or 2nd to 3rd floor.



THE MASTER BEDROOM

This room is truly made for the king and queen in mind. You will notice the large spacious master bedroom which allows for plenty of space for a chaise or other relaxing pieces of furniture. The attached balcony allows the royal family to get fresh air in the morning and enjoy the sounds of the wildlife in this natural cove. Notice the large window that brings in plenty of natural light.

The master bathroom further maintains the luxury with the Jacuzzi Tub, his and her sinks, granite countertops, maple cabinetry, and large shower. The Jacuzzi tub is adjacent to the window, which adds natural light for a relaxing setting.

The large closet in the master bedroom also has plenty of space for both his and her items.

THE THIRD FLOOR

From the master bedroom to the second bedroom on the 3rd floor, you will find a closet with the hot water heater, a closet with the 2nd air handler, a linen closet, and the third floor storage closet / elevator. The hot water heater and air handler are easy to service from these locations. Many developers place these items in the attic and are difficult and expensive to service. The developer thought of long term simplicity and efficiency in their design.

The 2nd bedroom is large for a child, a guest, or for any other use. It has its own walk in closet and attached bath with a bathtub. The room is large enough for both a bed and study / desk and or other use of your choice. Notice the large window that brings in plenty of natural light.

Finally, the last room located conveniently on this floor is the laundry room. The third floor is where 90% of the laundry will be generated, and the laundry room on this floor reduces the burden of carrying laundry baskets up and down the stairs.

DOWN TO THE GARAGE / BASEMENT

As you enter the first floor you will notice plenty of space for storage. Prior to entering the garage, on your right side you will find a storage room with a door. This is a great place to store things that you may want to have locked and limit access. It can also be organized with shelving to store your various "stuff".

As you enter the garage you will notice:

1. Plenty of space to park 2 cars or a boat.
2. Large storage area in the back that can keep a variety of large items, etc.
3. Space for storage items between the cars would be parked and the back wall.
4. A spacious screen porch and patio at the back of the garage.

You will find that there is plenty of space and no compromise from the single family living you have been used to. These maintenance free home replacements can accommodate all of your belongings. There is space for everything!

We hope you've enjoyed your tour. We look forward to answering any more questions you may have. Attached is a list of frequently asked questions. Please feel free to contact us at www.TheReserveAtSeaForest.com or www.HomesWithJen.com or call 352-279-5529 with any questions you may have.