

Close Out Sale! Last Available Home at The Cove!

Brand New, Ready to Move-In, Lake Front Home
Sabal Bay Model – Loaded with Upgrades - \$10,000 Off!
\$339,900

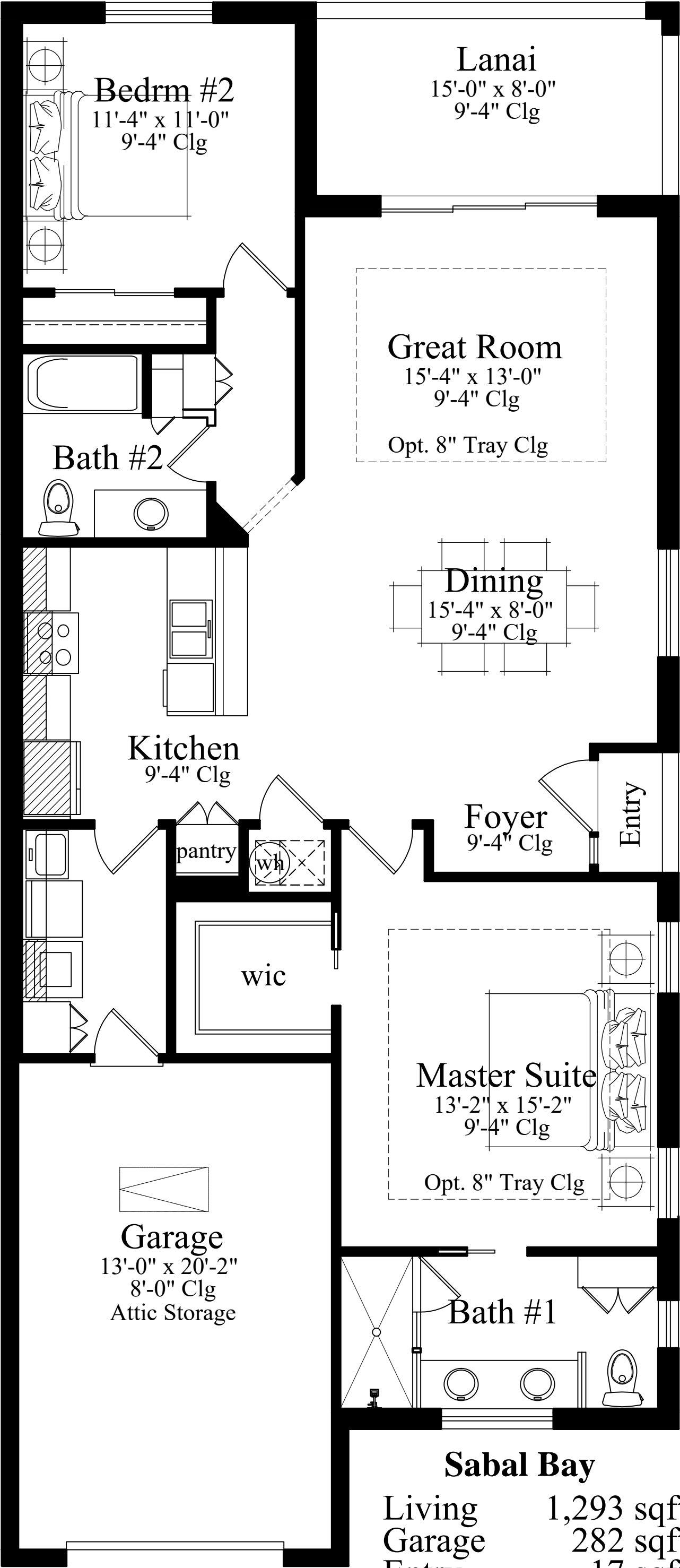


Check and see if you can buy this home for only \$324,900 !!

Our Community, The Cove at Terra Ceia Bay, is certified for Manatee County affordable benefits, called “Livable Manatee.” This means that a person or couple with a moderate income who qualifies for Livable Manatee benefits would be able to buy this home for only \$324,900, because Manatee County would refund to us the Impact Fees charged on the home. If you may qualify, ask us for more details!

A single person making less than \$72,600 could qualify.

A couple making less than \$82,920 could qualify.



2/2 Plan

Sabal Bay	
Living	1,293 sqft
Garage	282 sqft
Entry	17 sqft
Lanai	120 sqft
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Total	1,712 sqft

The Cove at Terra Ceia Bay Villas

Pricing for 2-2 Sabal Bay Villas - D-29C, 154 51st ST CIR E, Palmetto

Updated per Purchase Agreement & Custom Changes

Lakefront Lot Premium \$ 10,000

Base Price \$ 319,900

Upgrades:

Granite Kitchen & Bath Countertops	included
Large side yard	included
9'4" ceilings throughout	included
All exterior doors and windows 8' tall/high	included
R38 Insulation	included
17 SEER Heat-Pump Air Conditioner	included
Two car wide driveway	included
6" Baseboard throughout & many other luxury features	included
LVP Flooring Throughout	910
Upgraded LVP Flooring	2905
42" kitchen wall cabinets	505
Shaker Cabinet Doors/Drawers - Throughout	3704
Soft close doors & drawers throughout	815
Pull-out trash bin (2 bins)	285
Pull-out cabinet shelves	340
Kitchen wall cabinet crown molding	677
Wall Cabinet undermount lighting with valence trim	810
Built-in 8' Cabinet Pantry	850
Built-in 7' Mstr Bath Linen Cabinet w Crown Molding	750
Built-in 7' Guest Bath Linen Cabinet Closet	650
Built-in 7' Hall Linen Cabinet Closet	780
Cabinet Hardware - all sterling pulls	280
Kitchen mosaic tile backsplash	640
Master shower designer tile to ceiling	575
Decora Light Switches & Electrical Outlets throughout	250
Garage Door Opener with keypad and remote	690
Separate switching for ceiling fans & lights throughout	440
Lanai Exterior ceiling fan with light switched separately	457
Decora light switches and electric outlets throughout	250
Extra Coax & Elec. Outlets for 3 Entertainment Centers	756
Lanai Screening with Door	1875

Sub-Total Upgrades	\$ 20,194
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Initial Home Price	\$ 350,094
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Villas Closeout Sale Discount!	\$ (10,194)
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Final Total Price	\$ 339,900
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Location of Villas in the Community, see arrow above:
154 51st ST CIR E, Palmetto FL 34221

Here is Information on The Cove at Terra Ceia Bay HOA

The Cove is a maintenance free community and the HOA pays for a long list of items, including **Roofing, Painting, Landscape & Irrigation Maintenance, Cable TV & Internet** and much of the **Home Insurance**. The estimated final monthly HOA dues (after completion of all amenities and homes) are estimated to be \$365 - \$375 +/- month and includes the following:

Landscape & Irrigation Maintenance; Tree Maintenance; Annual Planting bed; Mulching; Lawn fertilizer/bug control; Exterior Lawn Pest Control; Building Painting; Fascia, Soffit Maintenance; Roof Repairs, Replacements & Reserves; Villas Building Insurance; Cable TV AND Internet; Sewer Infrastructure Maintenance; Storm Water Maintenance; Road & Entry Maintenance; Sidewalks Maintenance; Amenities/Pool Maintenance & Utilities; Street Light Electric, Utility, Repairs/Maintenance; Building Insurance & Community Insurance; All Reserves including for Roofs, Painting, Roads & Amenity Equipment; Miscellaneous HOA operational expenses.

There is no HOA Capital Contribution required. Estimated annual Villas Home Real Estate Taxes are \$2000 to \$2400 +/- . There are NO CDDs. It is **not** an age restricted community. And, the community is NOT in a flood plain. Dogs and cats (pets) are allowed. Pets must be kept on a leash at all times when outside. Short term Rentals (short term means less than 7 months lease) are NOT allowed. Long term rentals are allowed at any time after purchase, with no waiting period.

The Entrance Road is scheduled to be completely re-paved.