

RAVINIA

LUXURY COURTYARD VILLAS



COMMUNITY SITE PLAN

With three different lot sizes to choose from, Ravinia offers choices to fit every lifestyle.

Linford/Devon Courtney/Franklin Kennedy/Alexander



Community Lake House

Ravinia Amenities

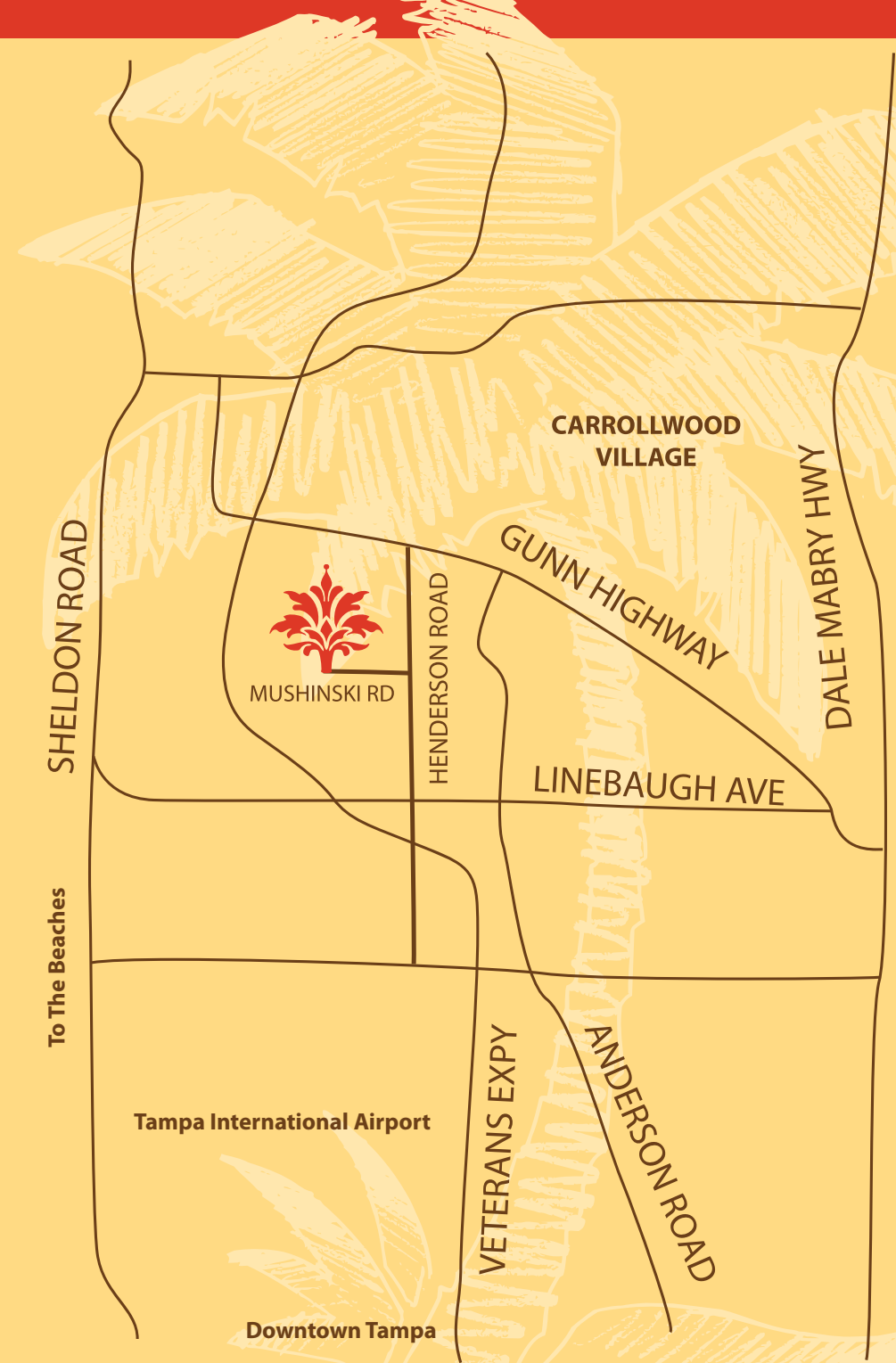
- Elegant Anglo-Caribbean styled lakehouse designed by the award winning Wayne Architectural Group, including expansive entertaining areas complete with billiards table and card tables overlooking a large covered verandas and the private resort style pool.
- Large natural spring fed lake.
- Beautifully landscaped grounds and park areas .
- Gated community access for privacy and safety.
- Large, private fitness center overlooking the pool deck and lake.
- In-door/outdoor entertainment/catering kitchen in the Lakehouse.
- Tree lined avenues with community sidewalks.
- Landscaped community green with park benches and trellises.
- Walking paths along the natural areas in the community.

Neighborhood Amenities

- Convenient access to many restaurants including Outback Steak House, Carrabba's Italian Grill, Rice & Co., Smokey Bones and Ballyhoo's Grill.
- Neighborhood movie theaters including Regal Citrus Park 20 and AMC Veterans 24
- Minutes from the Westfield Citrus Park Mall
- Convenient access to Publix and Sweet Bay grocery stores
- Minutes from University Community Hospital

Community Amenities

- Thirty minutes from Pinellas County Beaches
- Ten minutes from Tampa International Airport
- Ten minutes from major shopping venues including the International Mall and the Westshore Mall
- Excellent sporting venues including Raymond James Stadium (Buccaneers Football), the St. Pete Times Forum (Lightening Hockey), and Tropicana Field (Devil Rays Baseball)
- Wonderful cultural and concert venues including Tampa Bay Performing Arts Center, Ruth Eckhart Hall, the St. Pete Times Forum, and the Ford Amphitheater
- Interesting exhibits including the Florida Aquarium and Tampa's Lowry Park Zoo
- Centrally located in relation to employment centers including the Westshore office district and the Tampa Bay Central Business District



RAVINIA

LUXURY COURTYARD VILLAS

The Courtney

1,858 Total Air Conditioned Square Feet
3 Bedroom, 2 Bathroom, 2 Car Garage

VILLA LOCATIONS

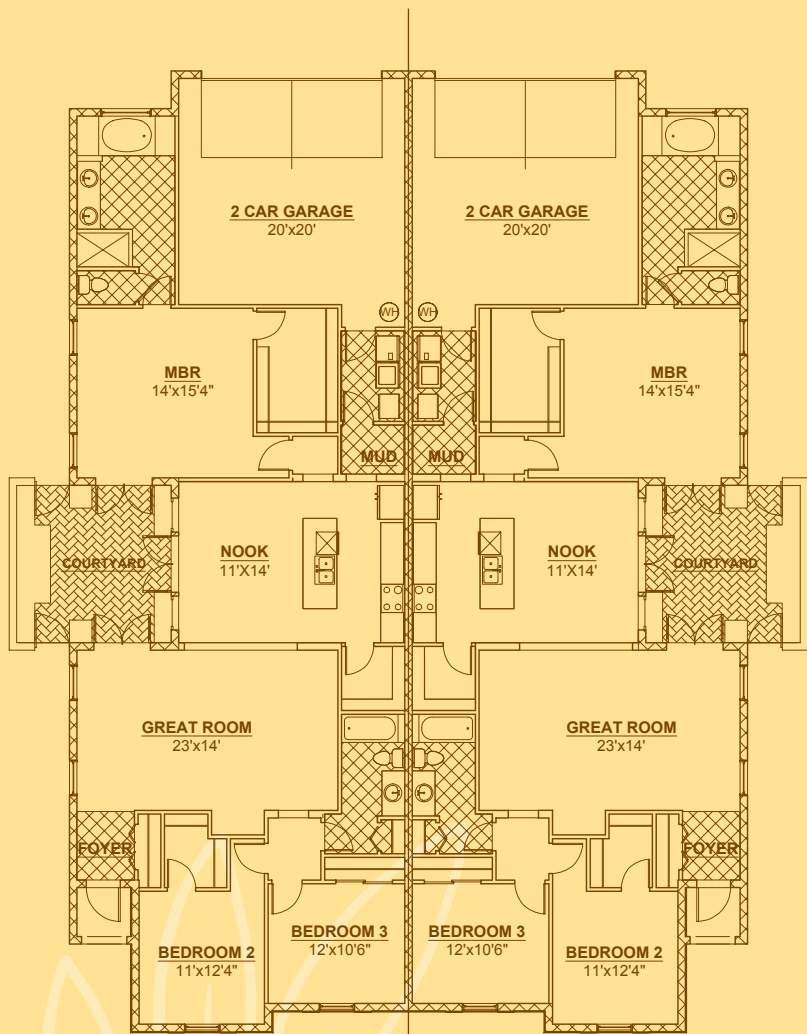


The Courtney

The Courtney

DISTINCTIVE COURTYARD VILLAS

WWW.RAVINIAVILLAS.COM • (813) 962-7500 • LOCATED AT 6915 MUSHINSKI ROAD, TAMPA FL 33625



The Courtney

1,858 Total Air Conditioned Square Feet

Garage:	441sq.ft.
Entry:	32 sq.ft.
Courtyard:	190 sq.ft.

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Elevation Option A



Elevation Option B



RAVINIA

LUXURY COURTYARD VILLAS

The Franklyn

1,800 Total Air Conditioned Square Feet
2 Bedroom, Den, 2 Bathroom, 2 Car Garage

VILLA LOCATIONS

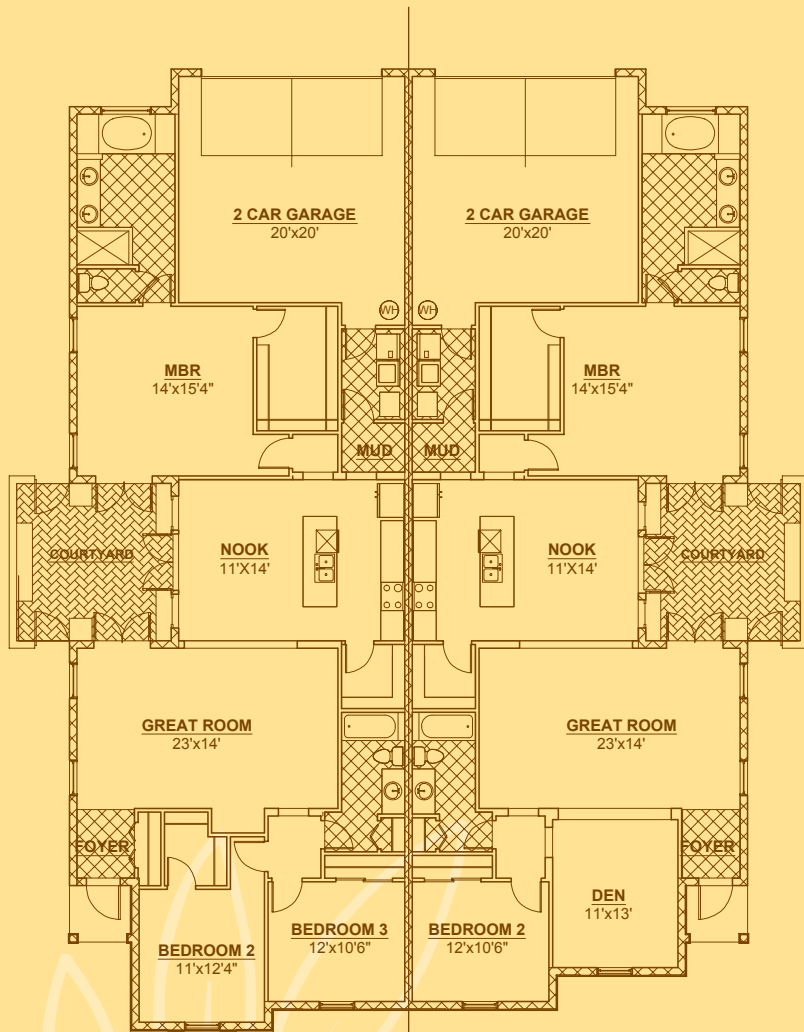


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Elevation Option A



Elevation Option B





RAVINIA

LUXURY COURTYARD VILLAS

The Kennedy

2,043 Total Air Conditioned Square Feet
3 Bedroom, 2 Bathroom, 2 Car Garage

VILLA LOCATIONS

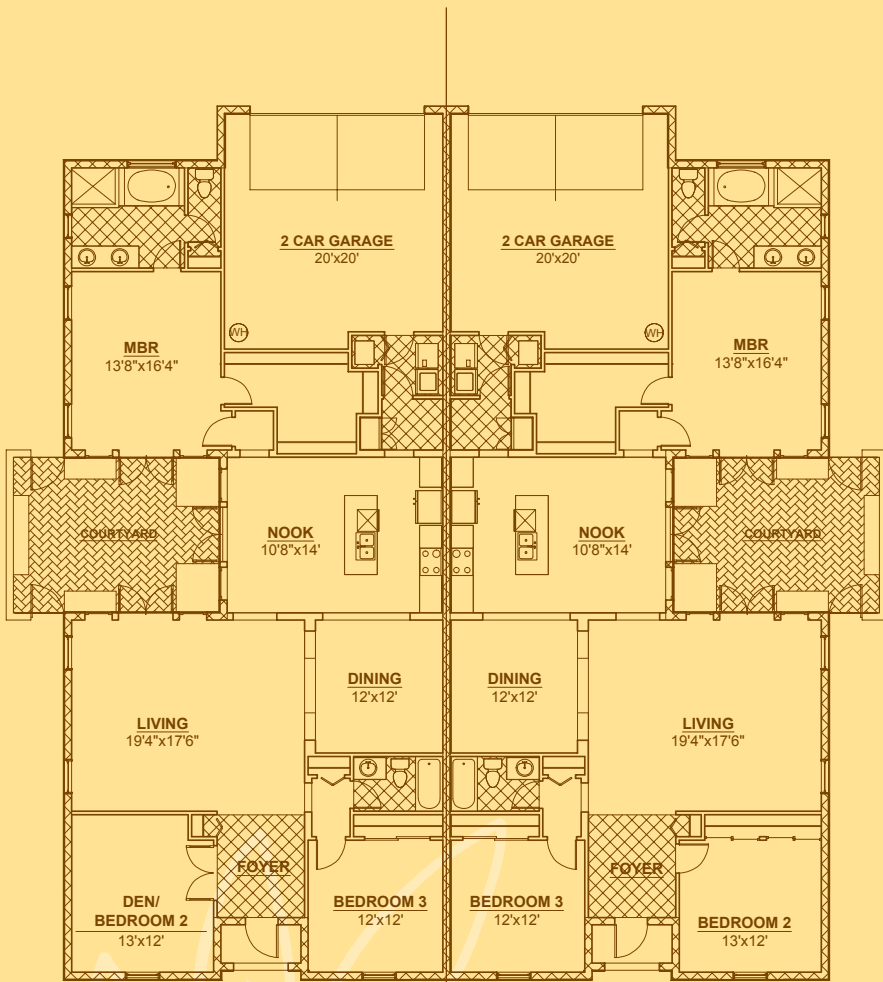


The Kennedy

The Kennedy

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The Kennedy

2,043 Total Air Conditioned Square Feet

Garage:	444 sq.ft.
Entry:	32 sq.ft.
Courtyard:	267 sq.ft.

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Entry:	32 sq.ft.
Courtyard:	267 sq.ft.



Elevation Option A



Elevation Option B



RAVINIA

LUXURY COURTYARD VILLAS



The Alexander

1,915 Total Air Conditioned Square Feet

3 Bedroom, 2 Bathroom, 2 Car Garage

VILLA LOCATIONS

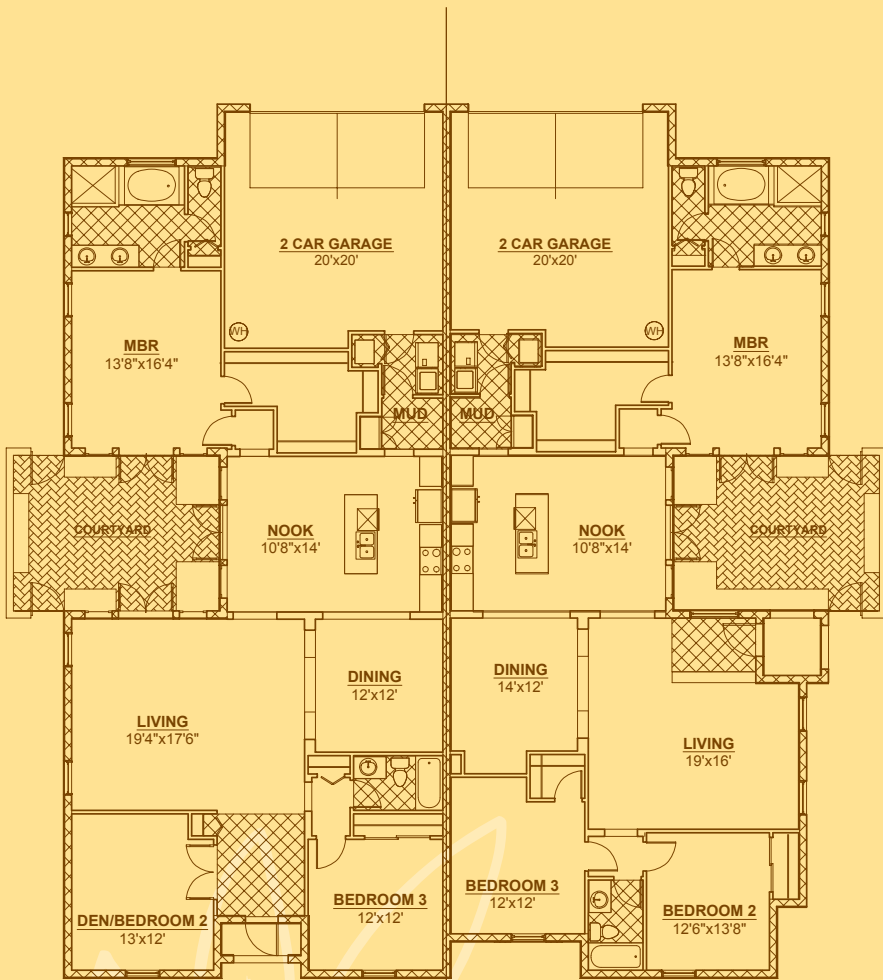


The Kennedy

The Alexander

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Entry:	32 sq.ft.
Courtyard:	267 sq.ft.

The Alexander

1,915 Total Air Conditioned Square Feet

Garage:	444 sq.ft.
Entry:	36 sq.ft.
Courtyard:	267 sq.ft.

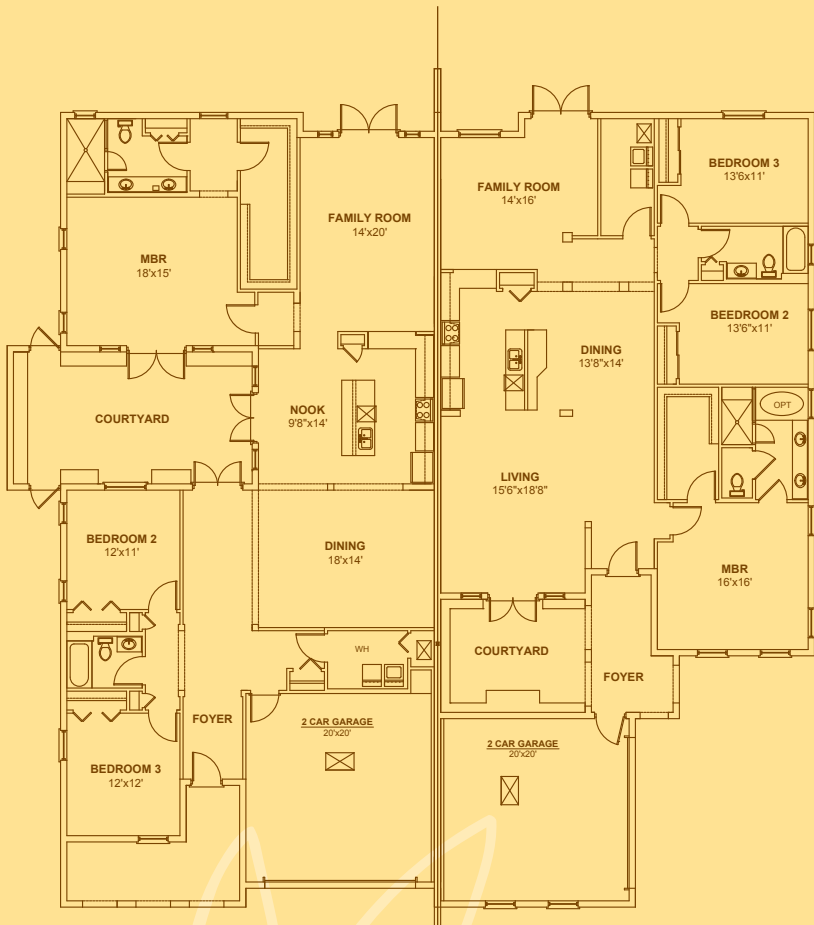


Elevation Option A



Elevation Option B





The Linford

2,418 Total Air Conditioned Square Feet

Garage:	436 sq.ft.
Entry:	166 sq.ft.
Courtyard:	371 sq.ft.

The Devon

2,135 Total Air Conditioned Square Feet

Garage:	434 sq.ft.
Entry:	113 sq.ft.
Courtyard:	196 sq.ft.



Elevation Option A



Elevation Option B



RAVINIA

LUXURY COURTYARD VILLAS

The Linford

2,418 Total Air Conditioned Square Feet

3 Bedroom, 2 Bathroom, 2 Car Garage

VILLA LOCATIONS



The Linford

The Devon

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Elevation Option A



Elevation Option B



STANDARD FEATURES

CHARMING EXTERIORS

- All concrete block construction from slab to roof decking
- Stucco finish and durable Hardiplank lap siding (per plan)
- Stylish and inviting color selections and combinations
- Covered front entry with oversized 8'-0" front door
- Insulated (double pane) aluminum frame windows with tilt sash for ease of maintenance and cleaning
- Travertine natural stone courtyards with two decorative aluminum gates for convenient access (per plan)
- Elegant 8'-0" French doors offering access and views of the centrally located, private courtyard from the Kitchen, Living Room, and Master Bedroom (per plan)
- Lush, Florida style landscaping throughout, with automatic sprinkler system
- Charming carriage-style garage doors
- Classic coach light fixtures

ELEGANT INTERIORS

- Spacious 9'-4" interior ceilings throughout
- Timeless baseboards and door casings throughout
- Handsome 3-panel doors with user-friendly, nickel finished, lever style door handles
- Designer stain resistant carpet available in a multitude of colors
- Wonderfully practical and functional mudroom for storage of everyday use items such as umbrellas, shoes, keys, coats, etc.
- Convenient and roomy laundry room with washer/dryer hook ups and storage shelving
- State-of-the-art teledata wiring for high-speed Internet

- connections, HDTV cable, and phone services via Verizon FIOS and/or Brighthouse Cable packages
- User- friendly and decorative 'Decora' rocker switches and receptacles throughout

GOURMET KITCHENS

- Beautiful 42" cabinets with wood panel doors and finish hardware available in multiple personalized styles and finishes
- Spacious and bright eat-in breakfast area overlooking the private courtyard (per plan)
- Stylish flat top island with space for convenient bar stool seating
- Large stainless steel sink and convenient pull-out spray faucet fixture.
- 'Energy Star' Whirlpool Appliance Package, includes electric range with self-cleaning oven, convenient over-the-range microwave oven, dishwasher, Insinkerator disposal, and 25 cubic foot side-by-side refrigerator w/ in-door water/ice dispenser

LUXURIOUS BATHS

- Spacious vanity cabinets with wood panel doors and finish hardware available in multiple personalized styles and finishes
- Framed mirrors over all vanities
- Large clear glass shower area with aluminum-framed enclosures and zero entry doorways for 100% accessibility
- Large garden-style tub with stylish fixtures
- Double vanities in Master Baths
- Designer tile floors, shower walls, and garden tub decks

INNOVATIVE WATER, ENERGY, & HEALTH- SAVING FEATURES

- Each home will be constructed employing "green" construction technologies to enhance the energy efficiency and promote a healthy environment
- High-efficiency central air systems with air handlers located in conditioned space for highest unit efficiency (per HVAC plan)
- Digital thermostat(s)
- Insulated (double pane) windows throughout'
- Dual flush toilets
- Long lasting, energy efficient compact fluorescent bulbs used in all light fixtures
- High efficiency MERV 11 air filters used in HVAC return duct system
- Exhaust fans in all bathrooms
- R-30 blown roof insulation
- R-11 batt insulation at garage/living area wall
- R-4.2 foil insulation over all exterior walls
- 50 gallon high-efficiency water heater
- All bedrooms and main living areas prewired for ceiling fans

Plans, prices, specifications subject to change without notice. All drawings and details are artists approximations, for absolute dimensions and detailing please refer to engineering drawings. Broker participation welcomed. Prices, features and specifications are all subject to change without notice. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS ADVERTISEMENT AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.



Equal Housing Opportunity



UNIVERSAL DESIGN

Universal Design *Standard Features*

At Ravinia Luxury Courtyard Villas, extensive thought has gone into the design of each home to include many convenient Universal Design features that remain largely unnoticed by the casual observer but are unmistakably necessary to many special needs users.

Entry Features:

- Five foot by five foot clear space at entrance.
- 36" wide doorways at all entry points.

Interior Circulation:

- 42" hallways.
- 36" wide doorways at all bed, bath, and pass-through locations.
- Interior doorways with 34" clearance and 18" clear floor space on pull side of door to allow space to move out of the way of the door swing when door is pulled open.

Bathrooms:

- Wood blocking in walls around toilets and in showers for quick and easy grab bar installation if needed at future date.
- Single lever faucet controls for ease of turning water on/off.
- Zero-entry (curbless) shower floors for accessibility regardless of current physical abilities.

Kitchens:

- Single lever faucet controls for ease of turning water on/off.
- 48" minimum clear space between wall cabinets and island cabinets for clean circulation flow around kitchen work stations.
- Cabinets with adjustable shelving for convenient reach customization.

Garage:

- Power operated overhead doors.

Switches and Controls:

- Rocker switches (vs. toggle switches) for easy on/off lighting control.
- Light switches above floor 36" – 44" maximum, thermostat at 48" maximum.
- Electrical outlets – 18" minimum height.
- Electrical panel with top no more than 54" above finished floor with 30" x 48" clear floor space in front.

Hardware:

- Lever handles (vs. round knobs) on all doors for convenience opening/closing.

Universal Design *Options*

Optional Universal Design Features that can be included in your Ravinia Luxury Courtyard Villa to increase the accessibility include:

Entry Features:

- Stepless access to all ingress/egress points (front entry, courtyard, and garage).
- One-half inch Maximum rise at entrance thresholds.

Bathrooms (Optional design to meet greater accessibility requirements):

- Five foot by three foot minimum curbless shower.
- 60" diameter turning space in the room and 30" x 48" clear space in front of each fixture.
- Wall mounted lavatories with wheelchair clearance underneath.
- Three foot clear space in front of toilet.
- Pressure balancing mix valve and hot water limiter to prevent scalding of people who are unable to move out of the way quickly if water temperature suddenly changes.

Kitchen (Optional cabinet and counter top design to meet greater accessibility requirements):

- Kitchen sink heights customized with roll-up clear space underneath.
- Work station with lowered counter top height.
- Lower cabinets with draw storage options.

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