

Sunrise Homes
Brandon's best kept
secret for over 24 years



Award Winning
Grand Cypress IX
(featured here and front cover)

Whatever your lifestyle, the professional staff at our Design Center can help you select all the latest features and options that will help you personalize your new Sunrise Home. From cabinets and countertops to wallpaper and window treatments, They will help you find the right colors and materials that your whole family will enjoy. They will build on your design ideas or assist you in developing a total design theme that will make your new house a home you'll be proud to call **your own.**

SUNRISE HOMES

25 YEARS

*BUILDING A BRIGHTER
TOMORROW!*



WWW.SUNRISEHOMESCORP.COM

Sunrise Homes



3658 Erindale Drive
Valrico, FL 33596

For more information call:

813.651.3001
813.681.7795

**Construction financing available
through
M&I Bank**
Call Kim Pontillo Cell: 813.335.6016



SUNRISE HOMES

*Parade of Homes
WINNER*

**WANTS TO BE
YOUR BUILDER!**

On Your Own Lot



813.651.3001
Call For More Info!

Sunrise Homes wants to be your builder!

Ask any of our homeowners and you will soon discover that the secret to our success lies in the outstanding customer care and commitment to excellence that is displayed by our entire staff.



"...Out of the several building experiences that we have had, this one has by far been the most gratifying and is due to your staff's commitment to get the job done right."

Nadine L., homeowner

This is how we start a beautiful Sunrise! From sales to construction to customer service, every member of our team is dedicated to providing your family with a distinctive home of exceptional luxury that will enrich your lives for years to come.

Sunrise homes offers luxurious homes ranging in size from three to five bedrooms and 2,195 to over 4,000 square feet. Both one and two-story designs feature spacious rooms highlighted by spectacular architectural details throughout each and every room. The creative, yet practical, floor plans are perfect for your family whether you are entertaining or just relaxing and enjoying Florida's wonderful lifestyle.

It has been our experience that many costs in building "on your lot" are not included in many advertised prices. This can create an incomplete total cost projection for you to consider when selecting your builder and making this very important decision.

When choosing Sunrise Homes to build on your own lot, our base price includes the following:

- Design services including all working drawings from on-staff design specialists
- Building site analysis to identify any site preparation costs or requirements
- Professional decorator service with color selections
- All specific features on our current "on your lot" standard features list
- All customary building permits
- Impact fees as of the date of purchase agreement
- Sewer connections up to 40 ft. or an allowance of \$6500 for septic system
- Water connection; public water or well up to 40 ft
- Up to three (3) courses of foundation block or mono-slab and required compacted fill on a clear and level homesite
- Bahia sod allowance of up to 8,000 sq. ft., and sprinkler system for same
- \$1,500 landscape allowance
- Driveway and sidewalk allowance of 1,200 sq. ft. including public sidewalks as required
- Builder's risk insurance
- Well allowance of \$4,500

Required and supplied at owner's expense:

- Construction financing: all costs required, including but not limited to; the cost of loan origination and discount points, appraisals, attorney's fees, credit report, title insurance, surveys, documentary stamps, intangible tax, recording fees, funding of escrow account, pest control, inspections, and other misc. costs and interest on the construction loan

Continued..

- Survey of homesite including elevations at corners of homesite and elevation requirements for community and a complete tree survey
- Land clearing where necessary, to be determined prior to contract
- Power supply to homesite with meter for temporary power source to building
- Deed restrictions if applicable
- Front, rear and side yard set backs
- Architectural review committee contact person and any costs associated with the review process
- Any costs for permits dealing with wet lands, or other special homesite requirements
- Any additional courses of block and fill which may be required to meet drainage or septic requirements



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