

4736 Cassio Court

Bradenton, Florida | Esplanade at Azario Lakewood Ranch

Lot 2232 • Model: LAZIO 1402275 • Elevation D - Mediterranean

🏠 Exceptional Design Features

Covered Extended Lanai

10' Ceiling Height (First Floor)

Outdoor Kitchen w/Vent Hood

Personalized Home Technology System

Extended 4' Garage

TM livewell Smart Home Features

🔍 Gourmet Kitchen

Gourmet Kitchen Countertop Level 5

Crown Molding Cabinets Level 2

Under-Counter Wine Reserve

Tile Backsplash Level 4 Per LFT

Cabinets Kitchen Kneewall Level 5 Upgrade

Kitchen Island Kneewall Cabinets at Island

Refrigerator 2 Counter Depth GE - French Door

Gourmet Kitchen Cabinets w/42" Uppers Level 5

Gourmet Kitchen - Full Appliance Package

ProFlo FX122 Water Filtration Faucet Upgrade

🛁 Luxurious Bathrooms

Owner's Bath Alternate 1 - Counter Top Level 3

Shower Enclosure Frameless Brushed Nickel/Chrome

Bath 3 Countertop Level 3

Toilet Milazzo 16 1/2"H WH (3 units)

Larger Closet, Smaller Shower Configuration

Bath 2 Countertop Level 3

Bath 3 Cabinets Level 5

Owner's Alt Bath Cabinets Level 5

Bath 2 Cabinets Level 5

Premium Vanity Sinks & Fixtures Throughout

🎨 Premium Finishes

SL Single Family Color Mediterranean Package

Tile IQ Carpet Level 4 (1,410 sq ft in Study/Bed/Gathering/Owners Suite)

8' Interior Door Upgrade Package - Whole House

Interior Paint Upgrade - Wall Color Change Throughout

Wall Tile Upgrade Level 6 & Level 4

Premium Door Hardware - Latitude Levers Polished Nickel

Tile Upgrade Level 4 (539 sq ft in Kitchen/Bath/Foyer/Laundry)

Shower Floor Tile Upgrade Level 4

💡 Lighting & Electrical

Uplight Landscape Lighting - Outdoor Package

Flush Mount Led without Switch (3 units)

Weatherproof Receptacle w/Cover (Lanai)

Pendant Light Prewire (1 w/Single Switch, 2 w/No Switch)

Ceiling Fan Prewire (1 unit)

Additional Electrical Add-On's Including Dimmer Switches

Flush Mount Led with Switch (7 units)

Enhanced Duplex Receptacles Throughout

TV Blocking Infrastructure

🏠 Smart Home Technology

Whole House Security System w/Cameras (Uxari)

Smart Garage Door Opener

TM livewell Smart Home Features

Keyless Front Door Entry Pad

Smart Thermostat

Motorized Shades for Sliders

Personalized Home Technology System

🗄️ Custom Storage Solutions

Owner's Suite Custom Walk-In Closet

Built-In Shelving Throughout

Deco Matching Door Base Cabinets (4 units)

Valet Countertop Level 2

Vanity Drawer Bases & Roll-Out Shelves

Drop Zone Cabinets - Level 3

Trash Roll Out in Standard Cabinet

🔧 Systems & Infrastructure

Generac Full Home Generator

Pre-plumbed Laundry Sink and Faucet

Entire Home Grout Sealing (Green Grout)

Storm Smart Motorized Rolldown Hurricane Screens (Lanai)

Additional Hose Bib

Coast to Coast Pools - Personalized Pool Selection

80 AMP Pool/Spa Prewire with Gas Stub-Out

Ultraviolet Light for Mold Prevention (Furnace)

🌿 Outdoor Living

Custom Pool with Water Feature

Premium Landscaping Package (Enhanced from Builder Standard)

Covered Extended Lanai with Outdoor Kitchen

80 AMP Pool/Spa Electrical & Gas Connection

Storm Smart Motorized Rolldown Hurricane Screens

Outdoor Lighting Package

🧺 Laundry Room

Laundry Base Countertop Level 2

Pre-Plumbed Sink with Faucet

Cabinets Laundry Base Only Level 3

Laundry Cabinets 42" Uppers Only Level 3

📌 Special Touches

Single Pocket Door (Bed Hall off Foyer)

Double Pocket Doors (Study)

Keyless Garage Door Pad

Belt Drive Garage Door Opener

2" Faux Blinds - Whole House

15 Amp Floor Outlet with Brass Cover