

Lazio Villas

One and Two Family Custom Homes

Savo Brothers Development

Since the early 1960's, when Savino Savo founded by Savo Brothers Development, the firm has been recognized for its signature style and building excellence. His sons, Bruno and Michael, along with his son-in-law, Sam Crispi, have followed in the elder's Savo footsteps to uphold the firm's superior reputation and benchmark for excellence. Their efforts have earned Savo Brothers development numerous industry awards and the satisfaction of thousands of homeowners.

Family Tradition

'Villas of Lazio' is carrying on the family tradition of building excellence. For buyers, it is a rare opportunity to own a magnificent home brimming with luxury upgrades. Both One and Two Family detached homes are available.

The quality homes are situated on oversized lots, featuring different styles. Street names include Frosinone Lane and Torrice Loop as inspired by the region of Lazio, Italy

As the new construction specialist of Lazio Villas, I have the pleasure to present to you these outstanding home boasting quality craftsmanship and well appointed amenities.

I invite you to view these homes and see if you don't agree with me that each model of Lazio Villas features a timeless elegance that invites all

home.

If you have any questions, please do not hesitate to contact me.



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Lazio Villas

Inclusion Sheet

Incentive - \$25,000 Towards Closing

House:

- One & Two Family homes with fully sodded lot
- Cambridge roof shingles (30-year limited lifetime material warranty)
- Custom black iron front doors
- Pella maintenance free fiber glass doors in basement
- Connecting door from main house to apartment
- Brick or stone front, and stucco sides and rear exterior
- Concrete entrance walkway and driveway
- Designer cast aluminum community lamp posts
- One car garage with maintenance free garage door
- Aluminum down spouts and gutters
- Gas burning fireplace in family room
- Ventilated closet shelving
- UL approved smoke and carbon monoxide detectors
- Maintenance free aluminum railings on front and apartment stairs
- Designer cast aluminum mailbox
- Pressure treated wood deck in rear of house
- Attic pull-down stairs
- Attic fan
- Attic floor (plywood)
- French drain system in lower level

Windows:

- Pella wood casement windows and sliding doors including screens throughout
- Decorative Pella picture windows above front door in some models
- Pella vinyl windows in basement and shower areas

Flooring:

- Oak wood flooring throughout house with stained finish
- Basement and apartment have vinyl wood design flooring
- Front entry, hallway, kitchen floors, and most family rooms are tiled

Plumbing:

- Refrigerator waterline in main house
- Washer and dryer hook ups provided in main laundry room and apartment
- Gas barbeque line (pre-determined location)
- One (1) hose bib in front and one (1) in the rear of the house (pre-determined locations)
- Fire sprinkler system on these addresses: 48, 51, 5, 8 Torrice Loop and 8, 7 Frosinone Lane
- 50-gallon hot water heater main house and 40 gallon for apartment

Heating and A/C:

- Two (2) unit central air condition for main house
- One (1) air conditioner unit with combination forced air heat in apartment
- First floor radiant heat under tile floors, master bath and main bath
- Six (6) zone hot water baseboard and radiant heat in the main house

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Kitchen:

- Custom kitchen cabinets with quartzite counter-top and tile back-splash
- Custom kitchen island with waterfall feature
- Kitchen stainless steel farm sink
- Main house appliances:
 - a. GE multi-cycle stainless dishwasher
 - b. Free standing 36" stainless steel range with vented hood
- Apartment standard 30" white free standing range with non-vented hood

Bathroom:

- Kohler bathroom fixtures or equivalent in main house
- Master custom bath with a large formed shower base with seat in most models
- Master bath with a designer shower glass enclosure
- Master bath with double vanities with quartzite tops and makeup table, in most models
- Large designer master bath shower includes rain head, 3 body spas and handheld spray
- Custom bathroom vanities and quartzite tops in power room, main and master bath
- Custom mirrors in baths
- Power room with custom tile feature wall
- Master and main bathrooms with tile floors, tubs, shower areas and 4' high on remaining walls
- Extra 3/4 bath on lower level in most models

Electrical:

- Upgraded lighting with many high hats in pre-determined areas
- Upgraded lighting fixtures (pre-determined)
- All bedrooms ceilings with overhead lighting
- 200-amp electrical service in main house; 60-amp in apartment
- Six (6) cable jacks in main house; two (2) cable jacks in apartment (pre-determined)
- Ground Fault Interrupt (GFI) safety outlets in kitchens, bathrooms, and outdoors
- Two (2) phone jacks in main house, and one (1) in apartment (pre-determined)
- Weather proof electrical outlet in front and back of house (pre-determined)
- All electrical wiring done to NYC code

Molding / Trim / Doors / Stairs:

- High ceilings throughout house
- Crown molding on first floor
- Master bedroom with architectural raised ceilings
- Deluxe trim package for doors, windows, and base molding
- Raised panel interior doors
- Stained custom foyer staircase with oak step treads, oak hand railings and iron spindles
- Stained custom basement staircase with oak step treads

Paint:

- Paint by Sherman Williams or equivalent:
 - Colors: light gray walls, white flat ceilings and satin white trim



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FLOOR PLANS