

THE SYLVAN VILLA

10725 WADING RIVER AVE, PARRISH, FL | LOT 13 | BLOCK 44
2,104 SQ FT | 3 BED | 2.5 BATH

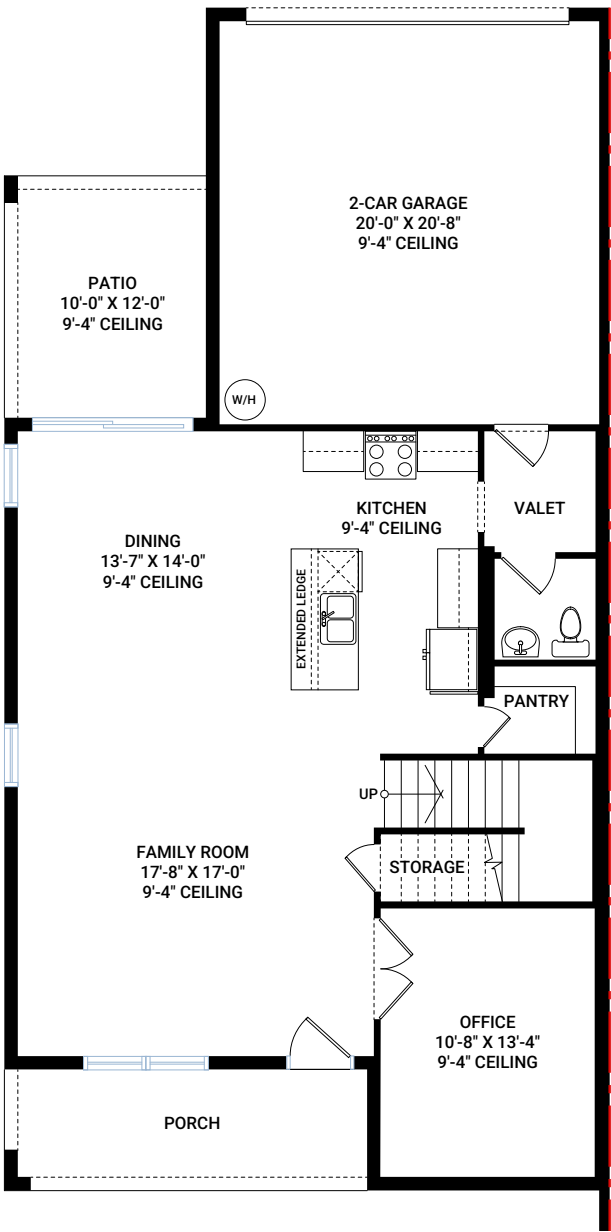
Contact our new home consultant for more information
941.299.7121 | northriverranch@cardelhomes.com



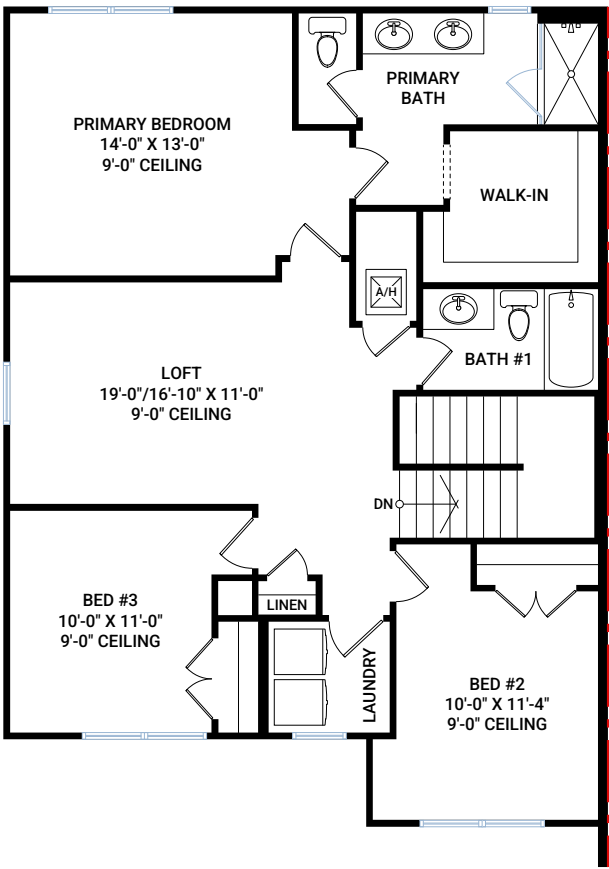
* This rendering is an artist's rendition only. Colors and exterior may vary from actual model.

Outstanding Features:

- All inclusive with appliances
- Quartz countertops
- Luxury vinyl flooring
- Blinds and design package
- 8 foot doors on main level
- 3 bedrooms plus an upstairs loft space and office
- Soft close drawers and cabinets throughout
- 2-car garage



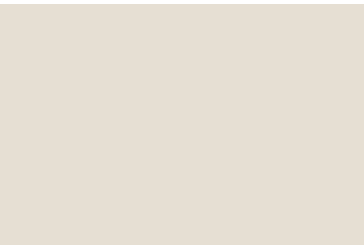
MAIN FLOOR



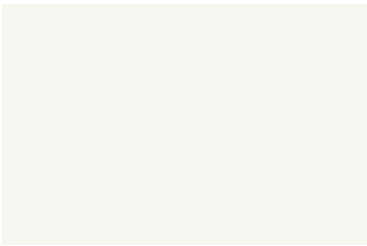
UPPER FLOOR

MAIN	1,035 SQ FT
UPPER	1,069 SQ FT
TOTAL LIVING	2,104 SQ FT
PATIO	120 SQ FT
PORCH	108 SQ FT
GARAGE	413 SQ FT
TOTAL UNDER ROOF	2,745 SQ FT

THE EXTERIOR COLOR SCHEME



Exterior Body
Shoji White
SW7042



Exterior Trim
High Reflective White
SW7757



Exterior Brackets
Peppercorn
SW7674



Front Door
Waterloo
SW9141



Roof
Georgetown Gray
Shingles

THE INTERIOR DESIGN ELEMENTS



Cabinetry
Smart Cabinetry Summit
Elegant White



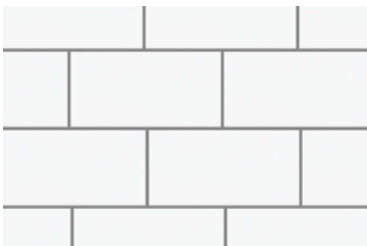
Countertops
MSI
Carrara Morro



Flooring
Shaw Polaris Plus
Silver Dollar



Carpet
Shaw Collier Peak
Sugar Cookie



Wall Tile
Shaw Baker Blvd
White

NORTH RIVER RANCH

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September 2026 | Actual plan may vary from brochure. Square footage is calculated using local Home Builder Association guidelines. This plan is published by Cardel Homes. Dimensions and square footage shown are approximate and subject to change without notice. Elevation details are community-specific and are artistic representation only. Please ask your new home consultant for further information. All rights reserved, including the rights of reproduction in whole or part without permission of publisher. E.&O.E. © 2026 Cardel Homes. CGC 1511592.