

The Banyans

Throughout the ages men and women have accomplished great things through joint ventures and partnerships. It is not always the case that those involved are fortunate enough to enjoy each other's company. In this case, however, the four great minds responsible for the planning of The Banyans development happen to be friends. They have benefited from each other's expertise in other projects and are optimistic in the success in this one as well. Construction has not yet begun, but this has not impacted their level of excitement.

The four involved— Rick Perez, Nick Nicholson, George Lutich and Nick DelCorso are active both in their families and the community. Each



Rick Perez, Nick Nicholson, George Lutich, Nick DelCorso

enjoys various outdoor activities, including golfing, boating, motorcycling, and horse racing. By valuing family, nature, and good clean fun, they have planned a community that will provide outlets for all types. Whether you enjoy quiet afternoon strolls or a full round of challenging Par 3's and Par 5's, The Banyans can cater to your every necessity. I'm telling you, these guys thought of everything.

The development will be located in the town of Tarpon Springs, just a few miles from the Innsbrook Resort and Golf Club. Each resident will enjoy a complimentary Resort Golf Family Membership to the "Club" (subject to application and approval by Innsbrook's Board of Governors). This consists of golf, tennis, fitness center, and pool privileges. In addition, the Tarpon Springs area has many great restaurants, shopping outlets, and lends itself to a quaint yet diverse downtown.



Voeller Construction, Inc., is building the three-story concrete block homes with a stucco Mediterranean-style architecture. Each home is complete with its own 4-car garage and automatic door openers.

The large waterfront patio can be viewed from beautiful wrought iron-style balconies or from the private docks and boat slips. The canal offers direct access to the Gulf of Mexico, unless the day is to be spent cruising around the Greek-themed Tarpon Springs marina. The tropical lush landscaping creates an inviting array of colors both in the front entrance of the homes as well as through the window of the Garden Tub included in each master bathroom.

As a result of the 10-foot ceilings, elevators are included to ensure full access to handicapped residents and guests. This is not the only embellishment of course; all homes are garnished with elegant barrel tile, stoic hardwood floors, Karastan or Berber carpet in the bedrooms, premium ceramic tile and china sinks, enamel tubs, and last but not least, polished chrome silver Kohler or Moen fixtures. Have no fear; thanks to the high efficiency heat pump and water tank, no one will suffer through a cold shower while the laundry takes care of itself. Everyone will also enjoy working in the kitchen, which is complete with stainless steel appliances including the refrigerator with ice-maker and water in the door, electric range stove and dishwasher. The granite countertops provide an added benefit and really set off the raised panel hardwood cabinets.

The 3 bedrooms, 3 bath structures offer a full 2,557 square feet of living space. These fee simple dwellings are accommodating for parties as well, decorated with 8-foot raised panel doors and 5-inch base molding everyone will fit. Don't worry about the neighbors; each home is constructed with acoustic sound protection between the units. And is pre-wired for CAT5, telephone, and alarm system. With all the amenities and then some, any family will be at home in The Banyans. Like I said, these guys thought of everything!

For more information, please contact us at
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or 727-538-4704 x226 (local)
or via our website,

www.BanyansWaterfront.com

