



THE HARPER AND THE SAMSON

IN SOUTH TAMPA

EXCLUSIVE LISTING

THE HARPER AND THE SAMSON



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01 PROPERTY OVERVIEW

The Harper and The Samson deliver a blend of modern luxury and comfort. Situated within walking distance of Mitchell Elementary, SoHo restaurants, Publix, and Hyde Park Village and Midtown.

This premier development combines unparalleled quality construction and is optimally located in vibrant South Tampa. Featuring a total of 20 luxurious elevator ready townhome units, spread across two phases, with prices starting at \$1.5 million.

The first phase of 10 units, is named "The Harper," consisting of four buildings, offering approx. 3,300 sqft of spacious luxury living.

The second phase, "The Samson," will also consist of 10 units, with each unit offering approx. 3,150 sqft of elegant living space.



SOUTH
TAMPA



3,313 SQ. FT.
EACH UNIT



3 STORY BLOCK
CONSTRUCTION



10 UNITS
IN EACH PHASE



4
BEDROOMS



3 FULL BATHS
1 HALF BATH

02 PROPERTY DETAILS

Enjoy the space and comfort of a single-family home with the convenience and low-maintenance lifestyle of a townhome. Modern luxury, thoughtfully designed, so you can live more and maintain less.

- Each Unit is Approximately 3,313 SF
- 4 Bedrooms | 3 Full Baths | 1 Half Bath
- Floor to Ceiling Windows
- Gourmet Kitchen
- Epoxy Flooring in Garage
- Multi-Level Outdoor Space
- Level 4 Drywall
- Engineered Truss System with Hurricane Strapping
- PSI Termite Treatment
- 3 Story Block Construction
- 2 Trane AC Units per Townhome



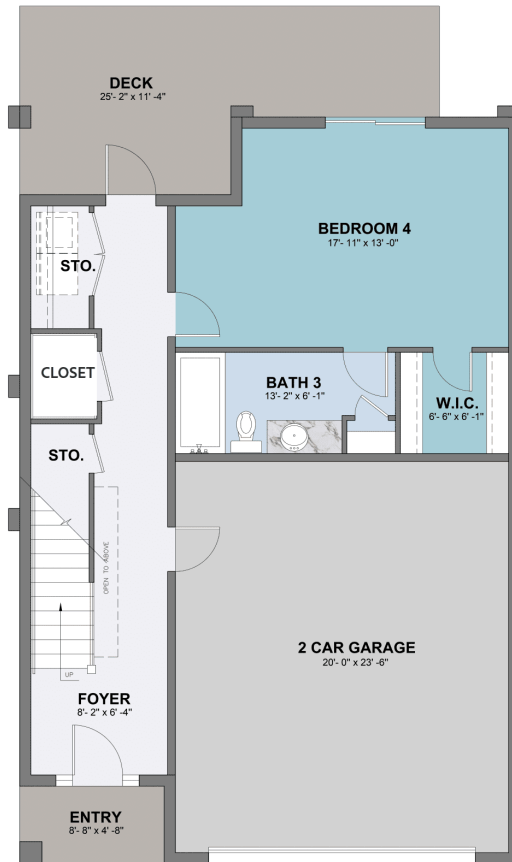
03 EXTERIOR ELEVATION



03 EXTERIOR ELEVATION



04 FLOOR PLAN- A



FIRST FLOOR

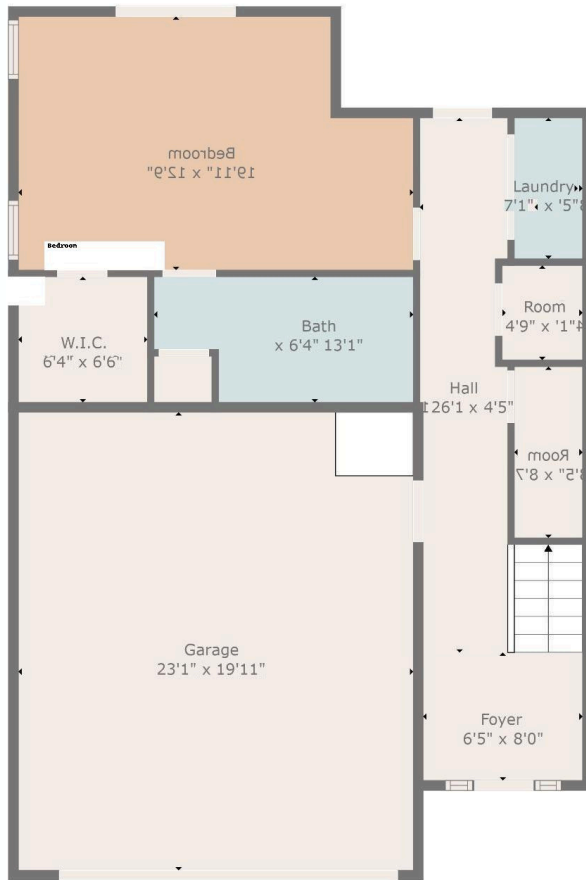


MAIN FLOOR

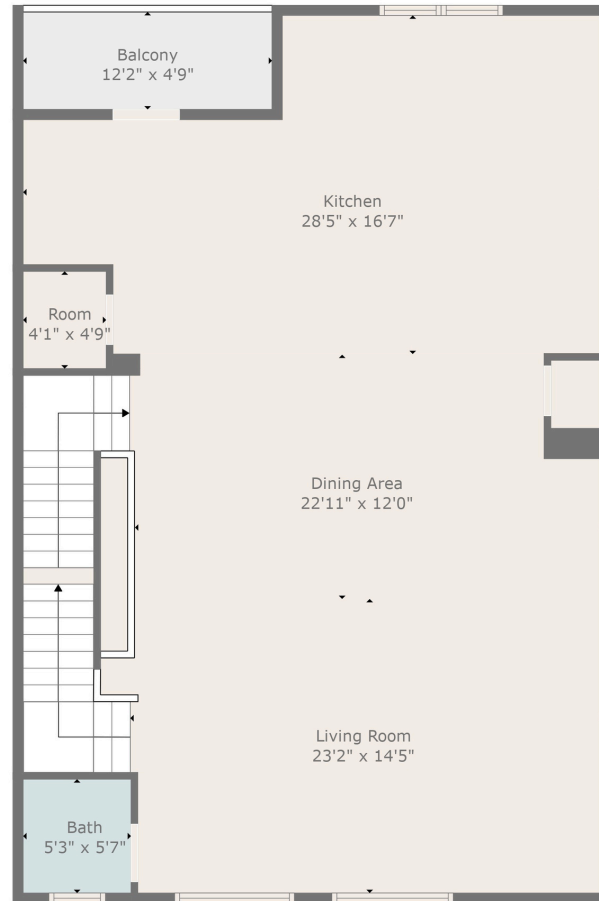


THIRD FLOOR

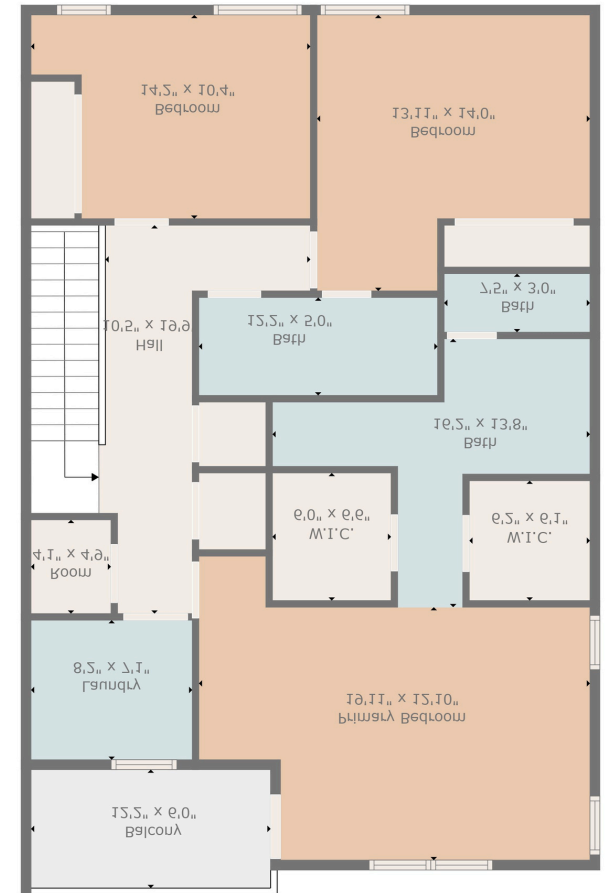
FLOOR PLAN- B



FIRST FLOOR

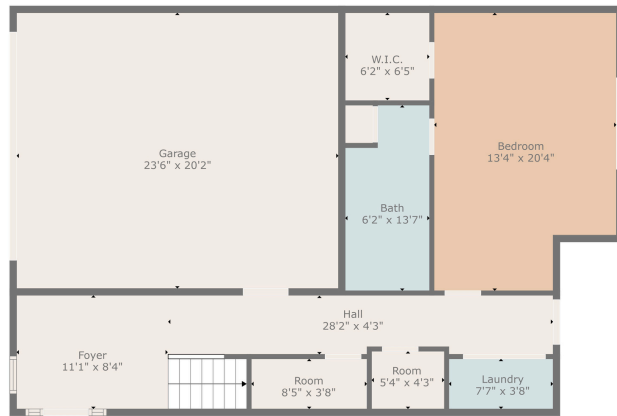


MAIN FLOOR

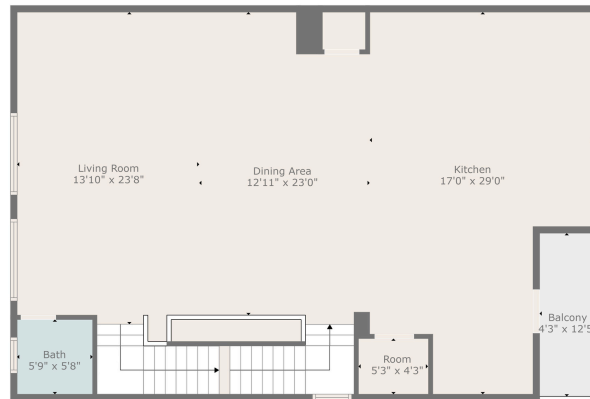


THIRD FLOOR

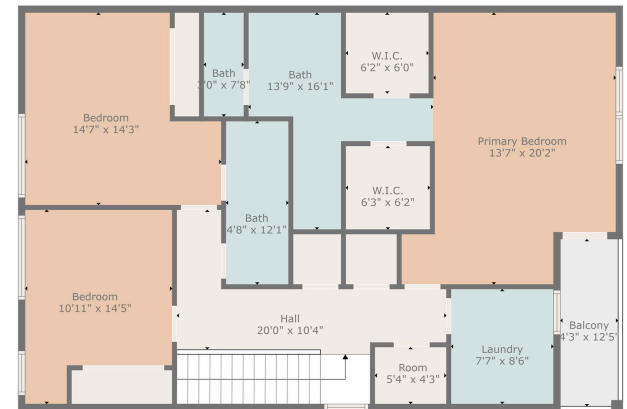
04 FLOOR PLAN- C



FIRST FLOOR



MAIN FLOOR



THIRD FLOOR

04 FIRST FLOOR

Step into the elegant first floor of your new townhome where form meets function in a thoughtfully designed layout. Upon entry, you'll find a versatile bedroom, private office or media room—ideal for entertaining friends, guests, remote work, or a quiet retreat—complete with ample natural light and refined finishes. Additionally the first floor offers space for 2nd laundry room or even a wet bar!

The spacious two-car garage offers convenience and style, featuring durable, high-gloss epoxy flooring that enhances both appearance and functionality. Whether used for parking, storage, or a workshop area, the garage delivers a clean, polished look with easy maintenance.



04 MAIN FLOOR

The second floor of this townhouse is an entertainer's dream, featuring a spacious open- concept design that blends style and function. At the heart of the space is a gourmet kitchen equipped with premium stainless steel appliances, sleek cabinetry, and elegant Carrara quartz countertops—the perfect combination of modern convenience and timeless sophistication.

The stunning kitchen flows effortlessly into a generous open great room, ideal for both relaxing and socializing. Expansive floor-to-ceiling windows invite in an abundance of natural light, creating bright, airy space that feels both open and serene. Designed with gatherings in mind, this floor offers ample room to entertain friends and family in comfort and style, with thoughtful details and luxurious finishes that make a lasting impression.



04 THIRD FLOOR

The third floor of this luxury townhouse offers a tranquil and private retreat, thoughtfully designed for both comfort and functionality. The spacious primary bedroom is a true sanctuary, featuring two generous walk-in closets and a luxurious en suite bathroom, complete with a dual-headed walk-in shower, premium MOEN finishes, and refined details that elevate daily living

The two additional well-appointed bedrooms provide ample space for family, guests, or an additional home office. They share a stylish full bathroom with a double-sink vanity, perfect for busy mornings or, multiple use. Throughout the third floor, large windows provide the entire floor natural light, creating a bright and inviting ambiance throughout the day. Every room has been designed with modern living in mind, combining upscale finishes with functional design.



05 FIXTURE PACKAGES / ALL UNITS

STAIRWELL DESIGN & HARDWOOD FLOOR



Handrails and Newels
Stained to Complement Wood Flooring
Black- Metal Balusters



Hurt Hardwood Floors
European French Oak
Color: Antique White

05 FIXTURE PACKAGES / ALL UNITS

COUNTERTOPS



Close Up View

Quartz Countertops - Carrara Super White
Kitchen, Half Bath, Bath 3, J+J Bath, & Master Bath

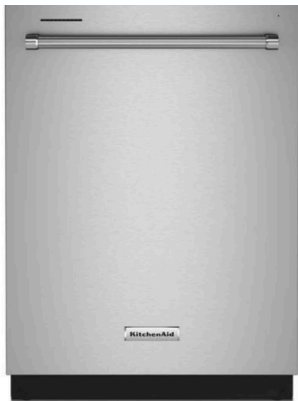
3 CM Thickness
Eased Edge
Polished



Slab View

05 FIXTURE PACKAGES / ALL UNITS

APPLIANCES



24" KitchenAid
Dishwasher



36" KitchenAid
Electric Cooktop

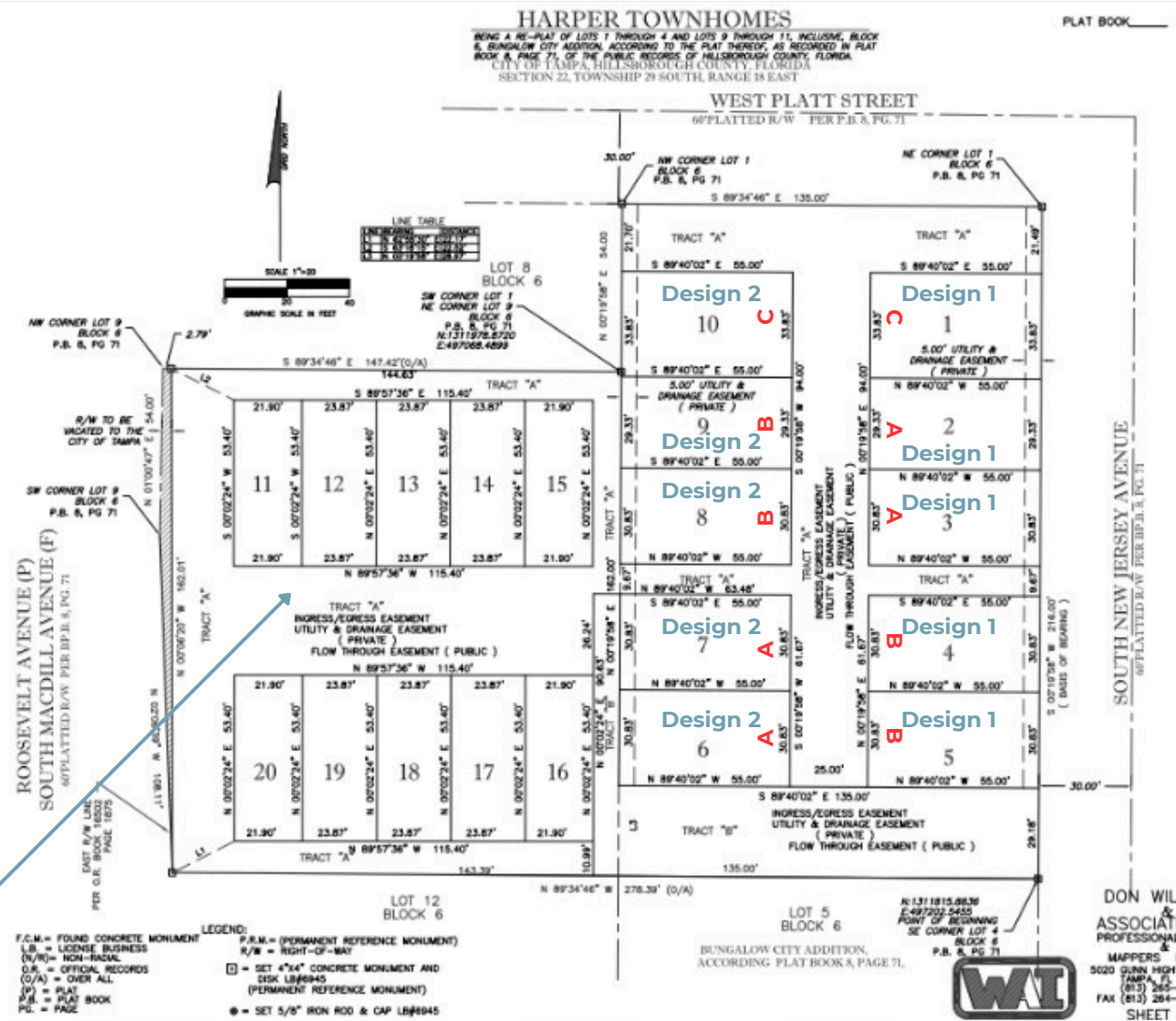


36" KitchenAid French
Door Fridge / Freezer



36" KitchenAid
Combination Wall Oven

DESIGN CONCEPTS & ELEMENTS





06 DESIGN #1 | BUILDING 1 UNITS 1,2,3 BUILDING 2 UNITS 4, 5

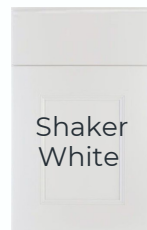
KITCHEN



Color Inspiration



Backsplash



Shaker White
Perimeter Cabinetry



Shaker Black
Island Cabinetry



06 DESIGN #1 | BUILDING 1 UNITS 1,2,3 BUILDING 2 UNITS 4, 5

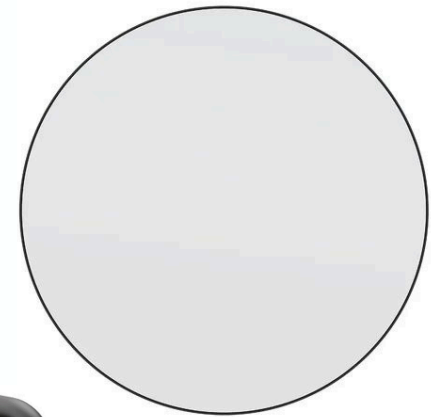
HALF BATH



Color Inspiration



Floating
Vanity



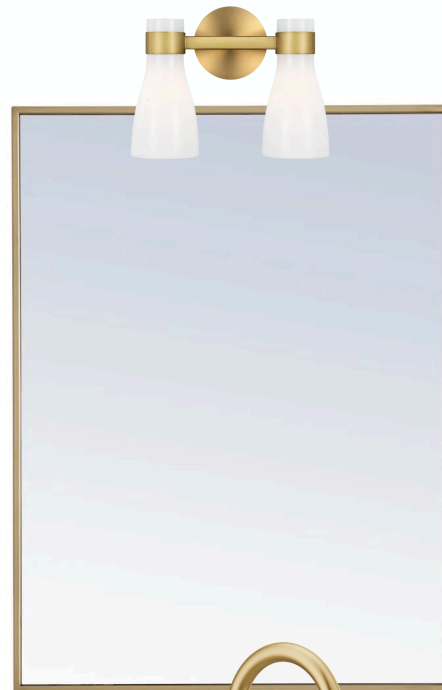
Standard Square
Undermount Sink

06 DESIGN #1 | BUILDING 1 UNITS 1,2,3 BUILDING 2 UNITS 4, 5

DOWNSTAIRS BATH 3



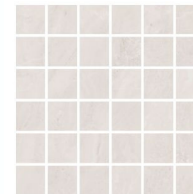
Color Inspiration



Standard Square Undermount Sink



Shower Walls



Shower Floor



Bath Floor



Shaker White

Vanity

06 DESIGN #1 | BUILDING 1 UNITS 1,2,3 BUILDING 2 UNITS 4, 5

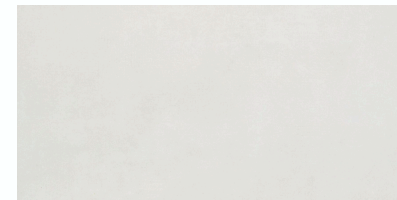
BATH 2 (J+J)



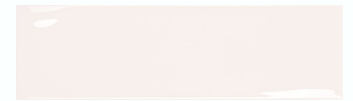
Color Inspiration



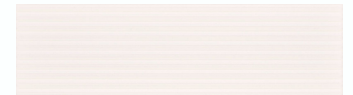
Standard Square
Undermount Sink



Bath Floors



Tub Side
Wall Tiles



Tub Accent
Ribbed Wall Tile



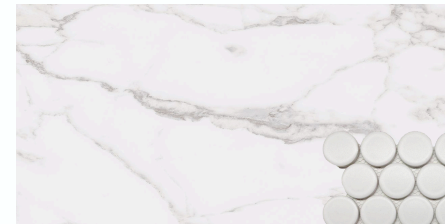
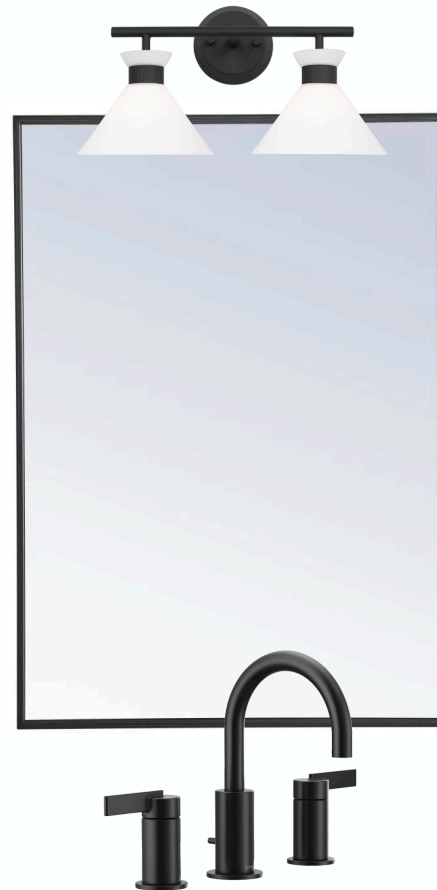
Vanity

06 DESIGN #1 | BUILDING 1 UNITS 1,2,3 BUILDING 2 UNITS 4, 5

MASTER BATH



Color Inspiration



Bath Floor +
Shower Walls



Shower Floors



Shaker
White

Vanity



Note: Two shower heads

06 DESIGN #1 | BUILDING 1 UNITS 1,2,3 BUILDING 2 UNITS 4, 5

LAUNDRY



Color Inspiration



Floor Tile 12" x 24



White Undermount Sink



Cabinetry

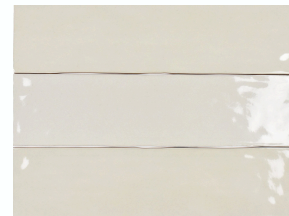
*60" Opening for
Washer/Dryer Appliances*

06 DESIGN #2 | BUILDING 3, UNIT 6,7 BUILDING 4, UNIT 8,9,10

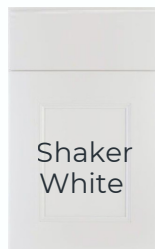
KITCHEN



Color Inspiration



Backsplash- Herringbone Pattern



Perimeter Cabinetry



Island Cabinetry



06 DESIGN #2 | BUILDING 3, UNIT 6,7 BUILDING 4, UNIT 8,9,10

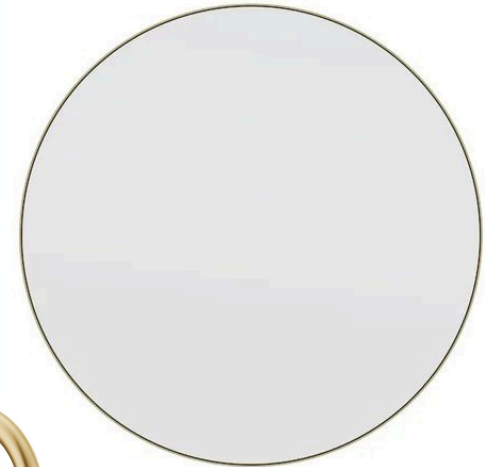
HALF BATH



Color Inspiration



Floating
Vanity



Standard Square
Undermount Sink

06 DESIGN #2 | BUILDING 3, UNIT 6,7 BUILDING 4, UNIT 8,9,10

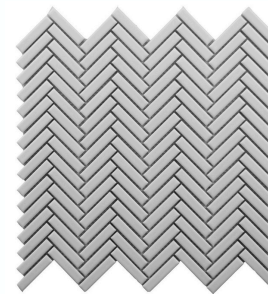
DOWNSTAIRS BATH 3



Color Inspiration



Standard Square
Undermount Sink



Shower Floor Tile



Bath Floor + Shower
Walls Tiles



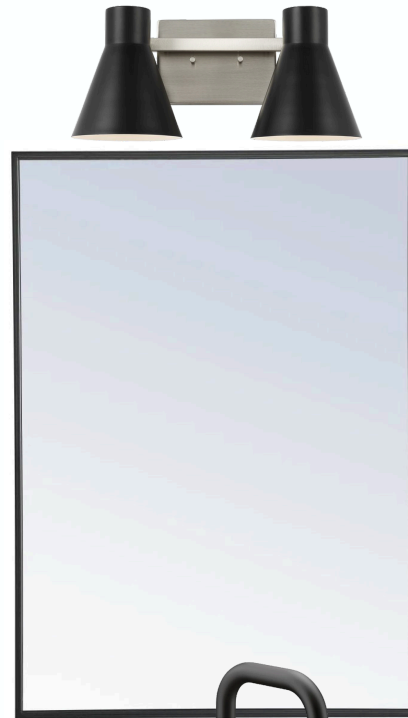
Vanity

06 DESIGN #2 | BUILDING 3, UNIT 6,7 BUILDING 4, UNIT 8,9,10

BATH 2 (J+J)



Color Inspiration



Standard Square Undermount Sink



Bath Floor Tile



Tub Side Wall Tiles



Tub Accent Ribbed Wall Tile



Shaker White

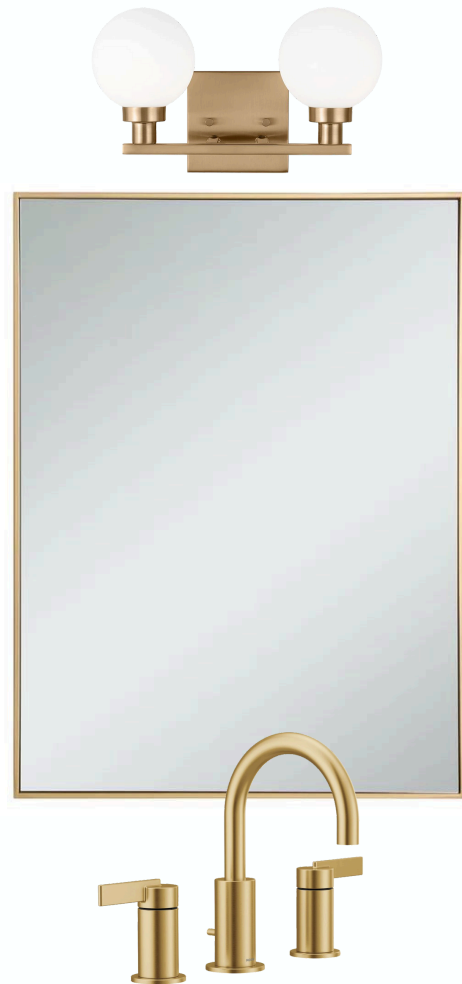
Vanity

06 DESIGN #2 | BUILDING 3, UNIT 6,7 BUILDING 4, UNIT 8,9,10

MASTER BATH



Color Inspiration



Shower Floor
Tile



Bath Floor + Shower Wall
Tile



Shaker
White

Vanity



Note: Two shower heads

06 DESIGN #2 | BUILDING 3, UNIT 6,7 BUILDING 4, UNIT 8,9,10

LAUNDRY



Color Inspiration



Floor Tile 12" x 24"



White Undermount Sink

*60" Opening for
Washer/Dryer Appliances*



Shaker
White

Cabinetry

07 SPECS

COUNTERTOP

Kitchen: 3 cm Carrara Quartz

Master Bath, Bath 2, Bath 3, 1/2 Bath: 3 cm Carrara Quartz with 4 inch backsplash

Laundry Room: 3 cm Pure White Quartz

Shower curbs, seats and niche sills: To match vanity countertop quartz

CABINETS

Kitchen: White Shaker, Black Shaker; Hardware Color: Matte

Primary Bathroom: White Shaker; Hardware Color: Matte Black

Full Baths: Grey Shaker and White Shaker, Hardware Color: Matte Black

1/2 Bath: Grey Shaker Hardware Color: matte black

Laundry: White Shaker Hardware Color: matte black

Cabientry; Custom Shaker with Amerock hardware

APPLIANCES

Refrigerator/Freezer: Kitchen Aid 30" Fridge Model #KRFC300ESS

Wall Oven/Microwave Combo: Kitchen Aid Model #KOCE500ESS

Dishwasher: Kitchen Aid Model #KDTE204KPS

Cooktop: Kitchen Aid 36" Cooktop Model #KCES556HBL

Hood Wall: Broan 36" stainless steel Model #EW4836SS

FLOORING

Primary Bath Floor: Ceramic shower walls and flooring

Secondary Bath Floor: Porcelain shower walls and flooring

Laundry Room: Ceramic

Antique White Hurst Wood Floor: throughout (3mm wear layer) excluding wet areas

CLOSET SHELVING

Closets: Custom throughout



07 SPECS

HVAC, PLUMBING

AC units: Trane

Bedroom Vents: Return air vents in all

Thermostats: Digital throughout

Garbage disposal: ½ H.P. with an air switch

Pre-Plumb: for washer and dryer

ELECTRICAL WIRING

LED Disc Lights: secondary closets and laundry room

Switches and Receptacles: Decora White

Security System: 1 Keypad, Door/Window Contacts first floor only, Motion Structured Wiring:

Prewire: 2 WAP and 5.1 surround sound system in the great room

INSULATION

Exterior: R 4.1 Foil masonry wall insulation

Exterior: R - 19 Batt insulation on frame walls

ROOFING, FASCIA, SOFFIT, GUTTERS & STUCCO

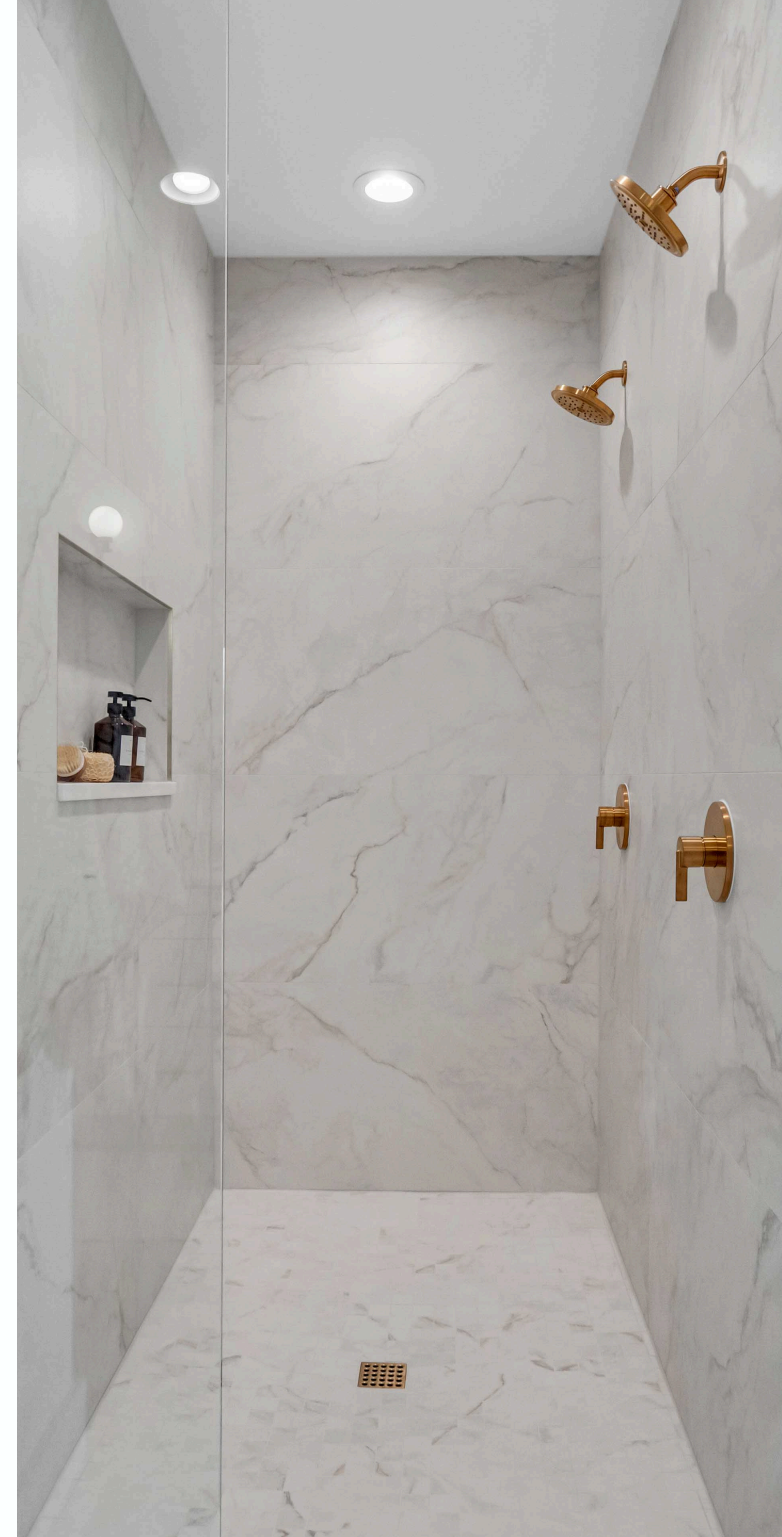
Roofing System: Peel and Seal

Metal Trellis: Color: Bronze

Metal Railing: Color: Bronze

Gutter and downspouts: Color: White

Stucco: Sand Texture on the 1st and 2nd and 3rd story



07 SPECS

EXTERIOR WINDOWS AND DOORS

Entry: Single 3 lite glass door, black exterior and interior

Garage Door: Flat White interior and Mocha Brown exterior, Clopay Model 4302 W6, 3 layer door

Garage to House Door: Two Panel, White interior and exterior, fire rated

Windows: PGT Single Hung Vinyl Impact, Black interior and exterior,

INTERIOR DOORS AND TRIM

Doors: Two Panel Shaker Style Solid Core, Smooth, Black Hardware

Windows: Drywall wrapped windows

Door Base: 1x6" throughout

Door Case: 1x3"

DOOR HARDWARE

Entry: Kwikset Halifax with single cylinder deadbolt, color: Black

Exterior Doors: Kwikset Halifax Square Rosette single cylinder deadbolt, color: Black

Interior Doors: Kwikset Halifax Square Rosette single cylinder deadbolt, color: Black

Privacy Levers: All bathrooms and bedrooms

Hinge Stops: all interior doors, none on exterior doors

STAIRS

Handrails: Antique White Handrail, Profile 6602

Balusters: Vertical Iron Matte Black

Newels: Stained to complement wood floors

Stair Tread: Square Stair, stained to compliment wood floors

MIRRORS AND GLASS SHOWER ENCLOSURES

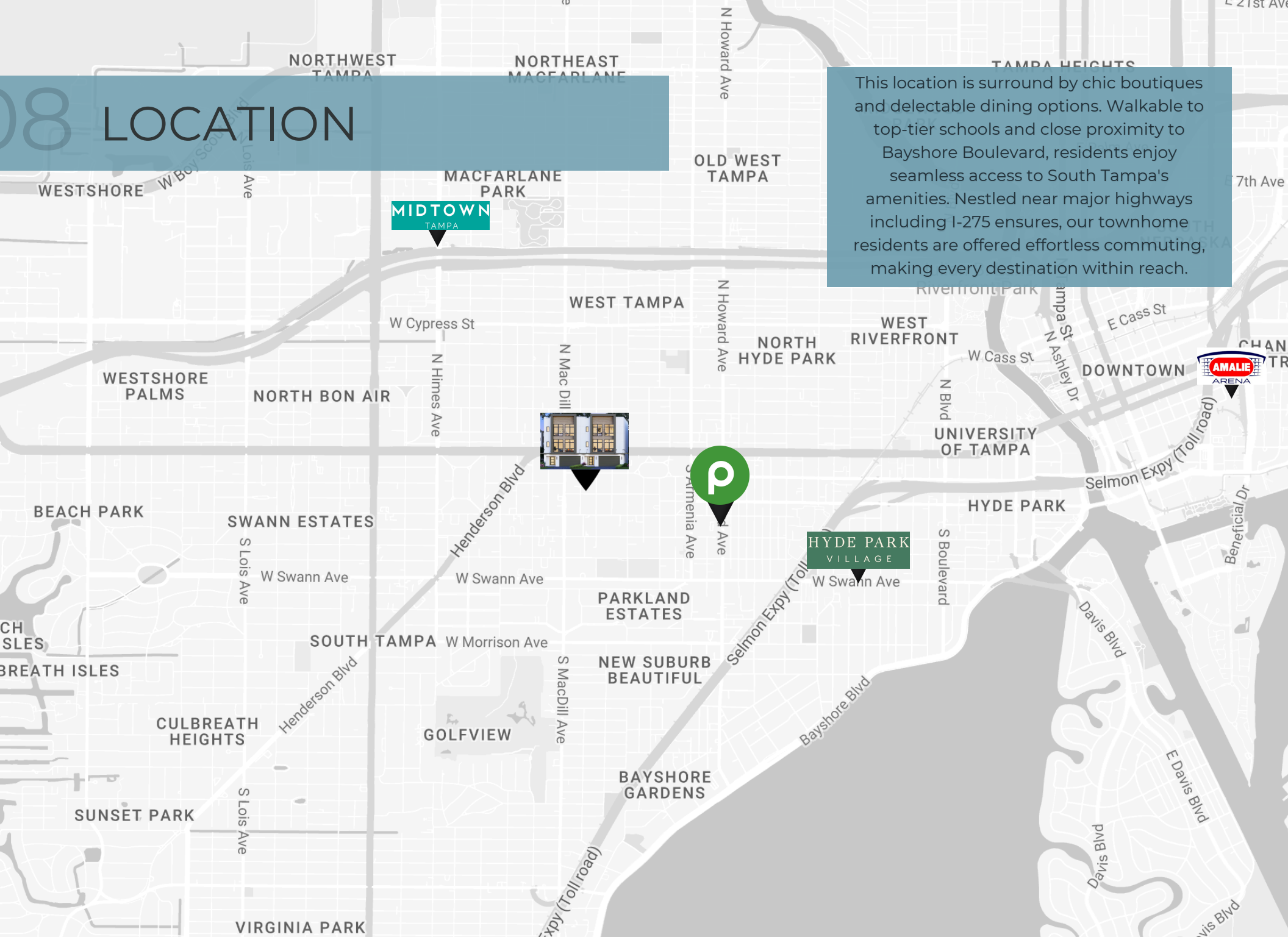
Shower Glass: in all showers, excludes tubs, 8ft height

Hardware: square 8x8 handles, color to compliment plumbing fixture finishes



08 LOCATION

This location is surrounded by chic boutiques and delectable dining options. Walkable to top-tier schools and close proximity to Bayshore Boulevard, residents enjoy seamless access to South Tampa's amenities. Nestled near major highways including I-275 ensures, our townhome residents are offered effortless commuting, making every destination within reach.



ASSOCIATION FAQs

What is my HOA Fee and how often is it paid?

- \$250.00 and it is paid monthly.

What does my HOA Fee cover?

- City Water, City Trash, City Sewer, and the Master Insurance policy.

What is Master Insurance?

- An HOA master insurance policy is specifically designed for communities that have an established HOA in place; it provides protection for common areas that are shared within the community, the “walls out” of the Property and liability coverage for the association. The primary purpose of this type of policy is to help associations have adequate coverage in case there is an event of property damage, any personal injury accidents, or lawsuits. Not only does it help protect the physical assets, but it also covers any potential liability to the association and its board members as well.

What type of Insurance do I need for my property?

- Homeowner agrees to carry, obtain and maintain a standard H06 insurance policy insuring the “walls-in” of the property and the personal property therein, including but not limited to, all floors, walls and ceiling coverings, all built-in cabinets, appliances, water heaters, air conditioning and heating equipment, and electrical fixtures that are located within the property and required to be repaired or replaced by the Homeowner, and all alterations, additions and improvements made to the Property by the Homeowner or existing as of the date that the Homeowner took title to the Property.

Can I lease my property?

- Yes. However, there is a 30-day minimum lease period.

Can I use my property as an AirBnB property?

- No, as there is a minimum lease period of 30 days.

Is Guest Parking available?

- Guests and Visitors of a Homeowner shall be permitted to park on the streets for no longer than 7 days in any 30 consecutive day time period and then must park in the same fashion as is required for Homeowners Visitors on the Property. There are several Visitor spots on the Property.

Are there Pet Restrictions in the community?

- No more than a total of 3 commonly accepted household pets (such as dogs and cats) may be kept within or upon a Property, except that of pets that violate the master insurance policy.

For a copy of the Association's Recorded Declaration please email Info@360realtytampa.com

SCHEDULE A PRIVATE SHOWING

Contact

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Carlyn@360RealtyTampa.com
@360RealtyTampa



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SERVICE AND KNOWLEDGE FROM EVERY ANGLE

