



Included Features & Finishes

Exterior Features

- Beautifully appointed four story buildings
- Premium landscape design with in ground irrigation system
- PGT Winguard high efficient IMPACT windows
- Hose bib in garage

Interior Features

- 10' ceilings +/-
- 5 1/4" baseboards and 3 1/2" casings
- Bull nose corner bead in main living area
- Upgraded 8' solid core interior doors
- Extensive crown molding in main living areas, master bedroom, step downs & all tray ceilings
- Decorative wood sills on all niches & windows
- Upgraded Moen decorative plumbing fixtures
- Custom designer light fixtures
- Ceiling fans in all bedrooms, living room, family room, balconies and porch
- Decora rocker switches & receptacles
- Structured wiring with TV & phone ports in each bedroom, living room, kitchen and family room with central distribution center
- Upgraded imported Italian 18" porcelain tile in all areas except bedrooms
- Upgraded Shaw carpeting in all bedrooms
- Private balconies or porch with tile floors, decorative railings and one exterior weatherproof receptacle

- Custom wood ventilated shelving in all closets
- Decorative knockdown finish on walls & ceilings

Designer Kitchen

- Custom designed wood cabinetry with crown and under cabinet molding and lighting
- Custom granite countertops with decorative tumbled marble backsplash
- Stainless steel Kitchen Aid appliance package: Refrigerator with ice and water through the door, Glass top stove, Dishwasher & Built in oven/microwave combo
- Custom cabinet hood over cook-top stove
- Double bowl under-mount stainless steel sink, with disposal
- One touch Moen designer faucet

Laundry Room

- Front load washer and dryer
- Drop in laundry tub with laminate counter top

Master Bath

- His / her vanities with beveled edge mirror
- Custom designed wood cabinetry
- Granite countertops with under-mount sinks
- Designer Moen faucets
- Deluxe oversized whirlpool tub with tile deck and in line heater
- Designer walk in shower with decorative listels and seat
- Decorative ceramic fixtures
- Private enclosed commode
- Wood ventilated shelving in closets

Full Guest Baths

- Custom designer wood cabinetry
- Granite countertop with under mount sink
- Designer Moen faucets
- Beveled edge mirror
- Decorative ceramic fixtures
- Koehler cast iron tub

Guest 1/2 Bath

- Pedestal sink
- Elongated commode

Comfort and Safety Features

- Elevators
- Security system in residences
- Fire sprinkler and fire alarm system
- In wall pest tubes
- GFI protection in baths & kitchen
- Integrated smoke alarms
- Programmable thermostats
- Energy saving 14.5 SEER HVAC system
- Gated entrance
- Parking and Garages

Amenities

- Clubhouse
- Pool with bathing facilities and spa
- Large pool deck area for sun bathing

ORAL REPRESENTATION CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

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