



THE VILLAGE
AT VICTORIA PARK

FORT LAUDERDALE, FLORIDA



“EXPERIENCE A CHARMING VILLAGE FEEL,
IN A GATED COMMUNITY, IN THE CENTER
OF AN URBAN LANDSCAPE.”



BETWEEN THE CITY AND THE BEACH

Situated in close proximity to the beach and surrounded by hundreds of restaurants and retail stores, The Village at Victoria Park offers community living at its best to Fort Lauderdale residents. This latest development, a collaboration of New Urban Communities and BBX Capital Real Estate, is an innovative, environmentally responsible approach to design, community development and homebuilding.

The Village at Victoria Park is all about location and community. This development offers high-quality homes built to last in an intimate, walkable community where you can get to know your neighbors—making your neighborhood safer and more sociable. Because The Village at Victoria Park is very close to shopping, schools, entertainment and the beach, you can spend less time in your car and more time doing the things you enjoy most with family and friends.

Using green materials, products and construction techniques to the greatest extent possible, environmental impacts and your future maintenance and energy costs are reduced. Inspired by Santa Barbara- and Bermuda Dutch-style architecture, The Village at Victoria Park's vast array of models, features and options allows you to personalize your home the way you want.

If you've dreamed of a charming, customized, single-family home with low maintenance and upkeep demands, and open, spacious floor plans designed with your lifestyle and entertaining needs in mind, The Village at Victoria Park is the home for you.



LAKE RIDGE

Gateway
Theatre and
Shoppes

Publix



W SUNRISE BLVD

E SUNRISE BLVD

FLAGLER HEIGHTS

Parker
Playhouse



Holiday Park



Winn Dixie



Jimmy Evert
Tennis Center



The
Village



NE 17 WAY

VICTORIA PARK RD

Middle River

NE 6TH ST

S ANDREWS AVE

FEDERAL HIGHWAY



Fresh
Market



St. Anthony's



Virginia
Shuman Young

VICTORIA PARK

NURMI ISLES

LAS OLAS ISLES

DOWNTOWN



Las Olas
Blvd Shops

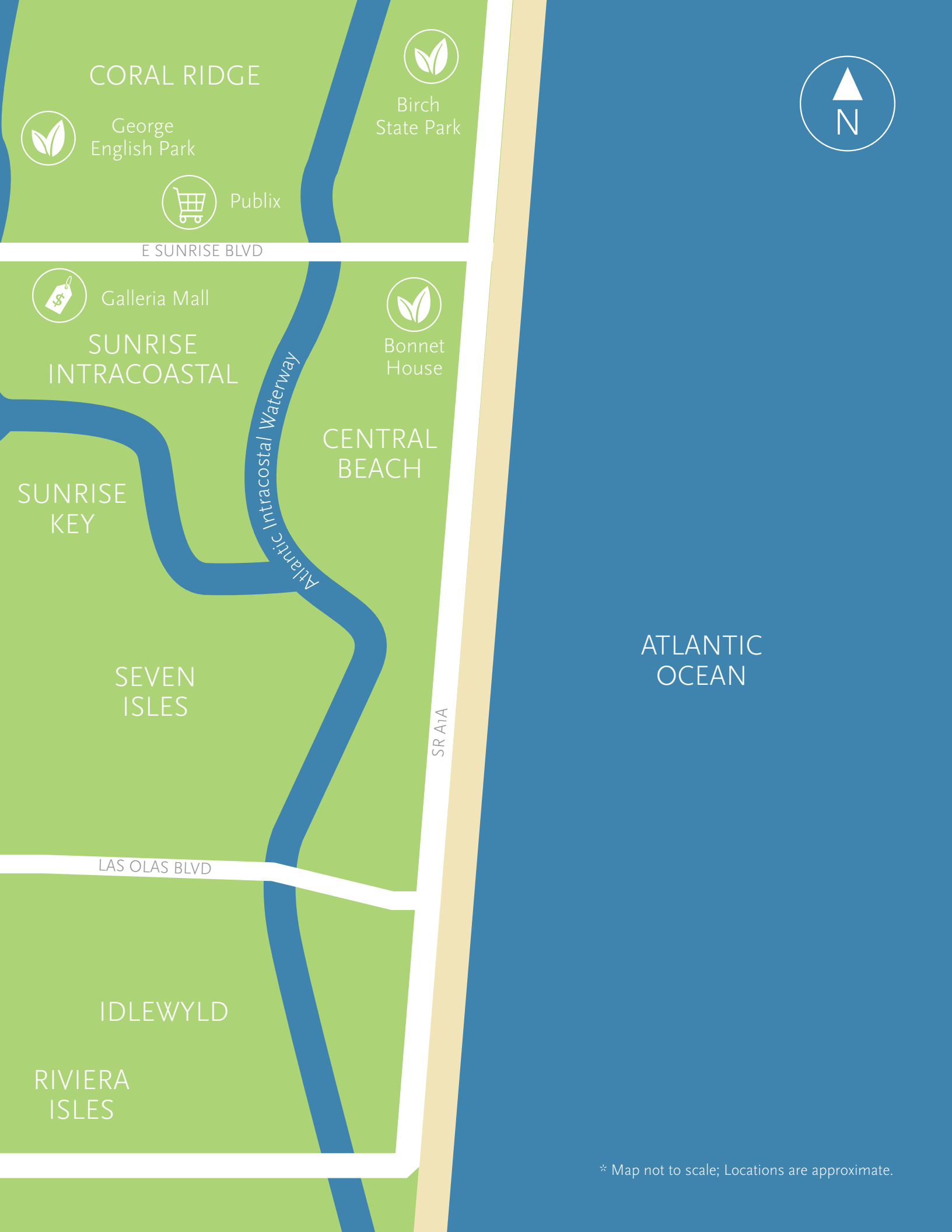


Colee
Hammock
Park

New River

RIO VISTA

SE 17th STREET



CORAL RIDGE



George
English Park



Publix



Birch
State Park

E SUNRISE BLVD



Galleria Mall

SUNRISE
INTRACOASTAL



Bonnet
House

CENTRAL
BEACH

Atlantic Intracoastal Waterway

SUNRISE
KEY

SEVEN
ISLES

SR A1A

ATLANTIC
OCEAN

LAS OLAS BLVD

IDLEWYLD

RIVIERA
ISLES

* Map not to scale; Locations are approximate.

“COLLABORATE WITH US IN CUSTOMIZING
YOUR LUXURY HOME IN A TIMELESS AND
THOUGHTFUL DESIGN THAT REFLECTS YOUR
UNIQUE LIFESTYLE.”

SITE AND LANDSCAPE PLAN

This New Urban Communities development consists of 30 cluster homes designed in a mixture of Santa Barbara- and Bermuda-inspired architectural styles that embrace the eclectic character of Victoria Park. The following are key features of The Village at Victoria Park:

- Mixture of architectural styles (2 styles, 5 models, 3 color packages)
- Rear-loaded garages
- Paver alleys with curb and gutter
- Gated community
- On street parking on public streets adjacent to property.
- Large Oak Trees preserved on the site (some in place, some relocated)
- Sidewalks on all public streets connect the property to the neighborhood
- Cluster amenities (grill, fire pit, vertical gardens, pavilions, mail center)
- Internal pedestrian circulation with central courtyard



- Bermuda Dutch Style
- Santa Barbara Style

The Village at Victoria Park is being developed and sold by New Urban/BBX Development, LLC, a Florida limited liability company. The Site Plan is for illustrative and conceptual purposes only and is subject to change without notice. Building locations, roadways, amenities, dimensions and landscaping may change as construction progresses. Therefore, the Site Plan is subject to change without notice. The Site Plan is not necessarily to scale and is not a representation of final construction. Landscape depicted is not to scale and may vary as to type, maturity, location and number.

TAILOR YOUR HOME TO YOUR TASTES: ONE SIZE DOES NOT FIT ALL

The two architectural styles—Santa Barbara- and Bermuda Dutch-inspired—offer discerning home buyers more choice, allowing you to better personalize your home and tailor it to your unique personal style, tastes and preferences. The Village at Victoria Park offers five floor plan options for each architectural style and three professionally designed color packages for each floor plan. Both the Santa Barbara- and the Bermuda Dutch-inspired styles will thoughtfully blend The Village community into the charming Victoria Park neighborhood.

SANTA BARBARA STYLE





ROOF S-TYPE CLAY TILE
"BARCELONA RED"



WALLS
FLOATED STUCCO



PEACH



WHITE



OCHRE



ALUMINUM RAILINGS
BLACK



STAINED WOOD
(ALUMINUM ALT)
PERGOLAS
BROWN

BERMUDA DUTCH STYLE





ROOF FLAT CEMENT TILE
"ARCTIC" WHITE



WALLS
SMOOTH STUCCO



LIGHT GREEN



WHITE



LIGHT PINK



LIGHT BLUE



PICKET FENCES
VINYL
(FIBERGLASS ALT)
WHITE

SITE AMENITIES STUCTURES



12' X 12' ENTRY PERGOLA
WHITE STUCCO COLUMNS
BROWN WOOD/ALUMINUM PERGOLA



12' X 12' SHADE BOX PAVILION
WHITE STUCCO COLUMNS
WHITE CEMENT TILE ROOF



Plans, elevations, specifications, features, colors, designs, dimensions and materials are all subject to availability, and to change or substitution at any time and without notice. New Urban/BBX Development, LLC expressly reserves the right to make modification, revisions and changes as may be required for lot fit or by governmental bodies and law, or other reasons as set forth in the Purchase Agreement. Illustrations of elevations and plans are artist's depictions only. Plans are only for illustrative and conceptional purposes, are not to scale, and may be the reverse (mirror image) of those shown. The drawings and floor plans in this brochure should not be relied upon, express or implied, for the final detail, feature or dimensions of any home. All measurements, including, but not limited to, room dimensions, balconies, porches and ceiling and wall heights are approximate and may vary from those shown as a result of, among other things, (i) the elevation and home-site selected, and/or (ii) construction materials, construction practices, field conditions and flooring thickness. Square footages are approximate and are measured from the outside of exterior walls. In production, plans and elevations may vary in precise details and dimensions, and may not actually be constructed as shown. The fixture shapes shown are graphical in nature and are not necessarily indicative of a particular style or model. In addition, some features shown in the model homes may not be included in the purchase price of the home as quoted. Please consult your sales representative and refer to the Purchase Agreement in order to determine which features, specifications and elevations are included in any home you may purchase.



COMMUNITY FEATURES

- Gated and fenced community
- Natural gas
- Victoria Park location, close to the beach and downtown and within walking distance of dining, shopping and entertainment
- Professionally-designed landscaping
- Underground utilities, municipal water and sewer service



INTERIOR FEATURES:

- Wood, natural stone or porcelain tile on main floor
- Plush wall-to-wall carpeting in upstairs halls and bedrooms
- 10' ceilings (per plan)
- Smooth finish walls and ceilings
- Wood staircases
- Hi-hat lighting in kitchen and hallways
- Raised-panel 8' interior doors with casing
- Oversized wood base molding
- Kwikset signature design series door hardware
- Finished, painted, hurricane-rated, two-car garage with two remotes (per plan)
- Washer and dryer
- Smoke detectors



EXTERIOR FEATURES:

- Impact glass
- Concrete block construction with Hambro-engineered structural steel and poured concrete floor system
- Balconies (per plan)
- Private courtyards
- Concrete S - tile or flat-tile roof per plan
- Textured stucco finish
- Professionally-coordinated exterior color schemes
- Cedar fascia
- Coach lights (per plan)
- Exterior hose bibs (per plan)
- Exterior GFI outlets (per plan)
- Gutters



OPTIONAL FEATURES:

- Outdoor kitchen
- Pools/Spas
- Fire pits



GOURMET KITCHEN:

- European-style cabinetry with 42" upper cabinets
- Moen® or Kohler designer faucets and fixtures
- Designer stainless steel appliance package including counter depth refrigerator with ice and water, range with gas cooktop, vented range hood, dishwasher and microwave
- 1/2 hp garbage disposal
- Recessed lighting (per plan)
- Granite or solid surface countertops



LUXURIOUS BATHS:

- Moen® or Kohler® designer faucets and fixtures
- Granite or solid surface countertops with undermount sinks in master and all secondary baths
- Frameless glass shower door in Master bath
- Porcelain tile floors
- Full-width oversized mirrors
- Bathtub and separate porcelain tile shower with glass enclosure (per plan)
- Pedestal lavatory with designer faucets in powder rooms



ELECTRICAL FEATURES:

- Category-5 telephone pre-wire in kitchen and all bedrooms
- Pre-wired for fans
- Designer switches
- Alarm system included, monitoring fees in HOA dues
- Minimum 150 amp electrical service
- Pre-wired for cable TV in all bedrooms and great room
- High-speed Internet access capabilities through local phone service



MONEY SAVING ENERGY FEATURES:

- Gas tankless water heater
- High-efficiency air conditioning system
- Raised-panel, steel-insulated front door with deadbolt
- A/C vents in walk-in closets
- R-30 batten ceiling insulation



WARRANTY PROTECTION:

- Protection Plan with 1-,2-,10-year homebuyer warranty

BERMUDA DEVONSHIRE (A1)



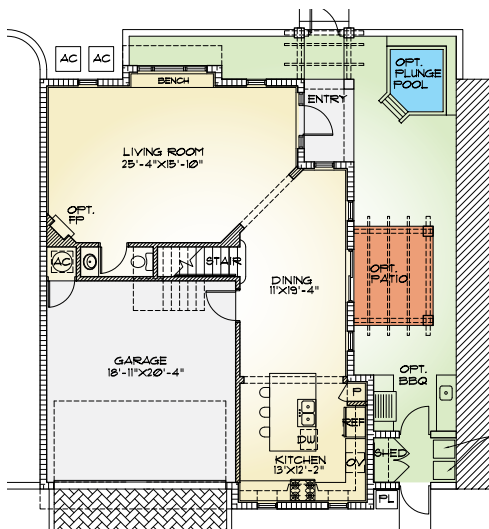
[Click to view Bermuda Devonshire \(A1\) floorplan](#)

SANTA BARBARA ANTIOCH (A1)

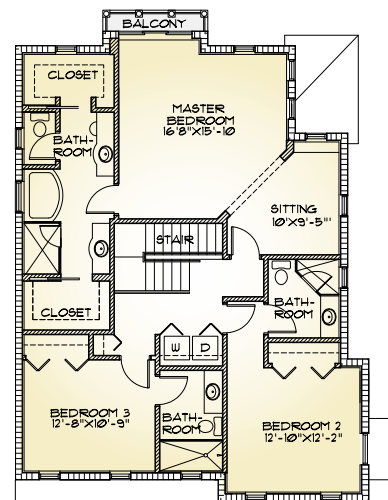


[Click to view Santa Barbara Antioch \(A1\) floorplan](#)

FLOOR PLAN



1 FIRST FLOOR PLAN



2 SECOND FLOOR PLAN

DETAILS

3 bedrooms, 3½ baths, 2 car garage

REG GROSS SF: 2,678

*1st FLOOR A/C	918 SF
2nd FLOOR A/C	1,332 SF
TOTAL A/C:	2,250 SF

* DOES NOT INCLUDE GARAGE

GARAGE:	414 SF
BALCONY:	16 SF
COVERED ENTRY:	42 SF
COURTYARD/PATIO:	556 SF

TOTAL INDOOR + OUTDOOR: 3,280 SF

BERMUDA HAMILTON (A2)



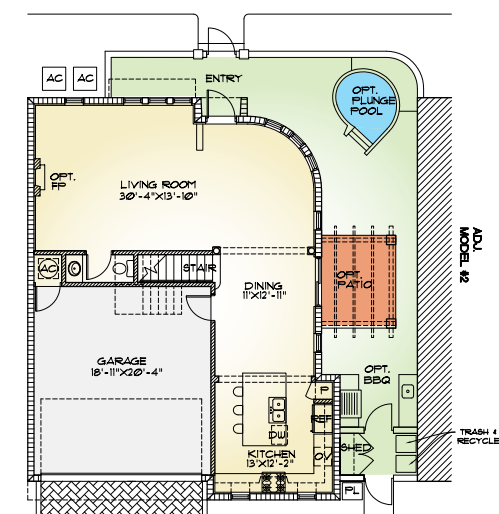
[Click to view Bermuda Hamilton \(A2\) floorplan](#)

SANTA BARBARA DANA (A2)

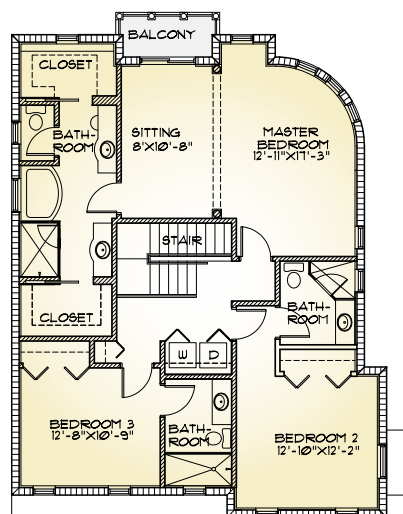


[Click to view Santa Barbara Dana \(A2\) floorplan](#)

FLOOR PLAN



1 FIRST FLOOR PLAN



2 SECOND FLOOR PLAN

DETAILS

3 bedroom, 2½ baths, 2 car garage

REG GROSS SF: 2,678

*1st FLOOR A/C	907 SF
2nd FLOOR A/C	1,314 SF
TOTAL A/C:	2,221 SF

* DOES NOT INCLUDE GARAGE

GARAGE:	414 SF
BALCONY:	34 SF
COVERED ENTRY:	9 SF
COURTYARD/PATIO:	600 SF

TOTAL INDOOR + OUTDOOR: 3,278 SF

BERMUDA PEMBROKE (B)



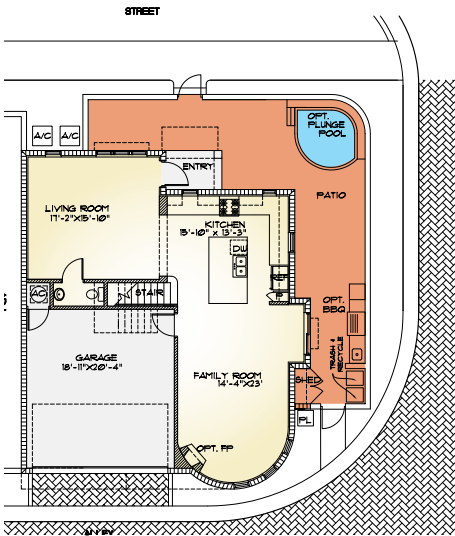
[Click to view Bermuda Pembroke \(B\) floorplan](#)

SANTA BARBARA MONTECITO (B)

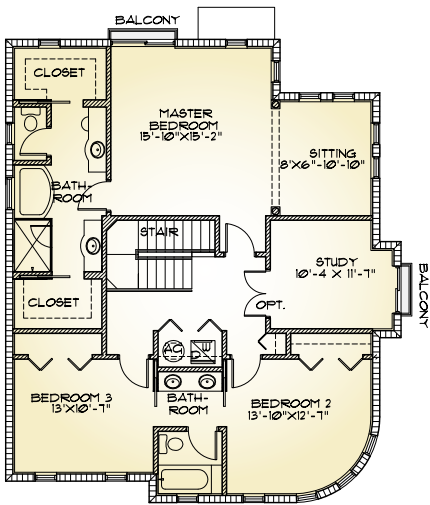


[Click to view Santa Barbara Montecito \(B\) floorplan](#)

FLOOR PLAN



1 FIRST FLOOR PLAN



2 SECOND FLOOR PLAN

DETAILS

3 bedrooms, 3½ baths, 2 car garage

REG GROSS SF:	2,678
*1st FLOOR A/C	980 SF
2nd FLOOR A/C	1,447 SF
TOTAL A/C:	2,427 SF

* DOES NOT INCLUDE GARAGE

GARAGE:	411 SF
BALCONY:	11 SF
COVERED ENTRY:	36 SF
COURTYARD/PATIO:	606 SF

TOTAL INDOOR + OUTDOOR: 3,491 SF

BERMUDA SOMERSET (C)



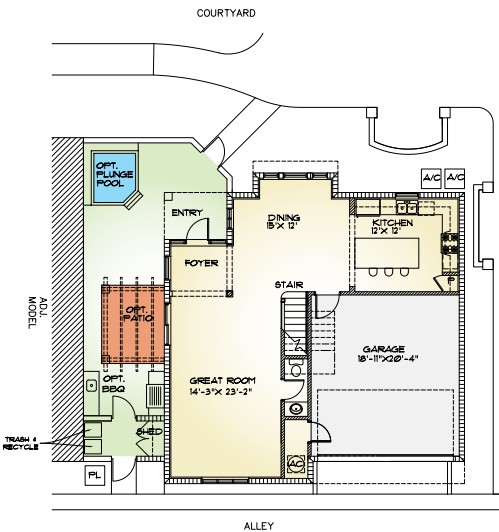
Click to view Bermuda Somerset (C) floorplan

SANTA BARBARA PRESIDIO (C)

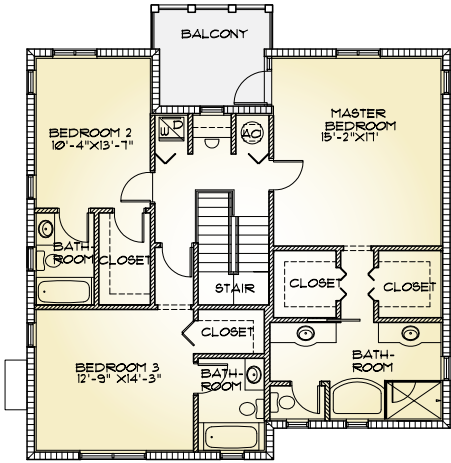


Click to view Santa Barbara Presidio (C) floorplan

FLOOR PLAN



1 FIRST FLOOR PLAN



2 SECOND FLOOR PLAN

DETAILS

3 bedrooms, 3 ½ baths, 2 car garage

REG GROSS SF:	2,678
*1st FLOOR A/C	935 SF
2nd FLOOR A/C	1,330 SF
TOTAL A/C:	2,265 SF

* DOES NOT INCLUDE GARAGE

GARAGE:	414 SF
COVERED ENTRY:	48 SF
BALCONY:	93 SF
COURTYARD/PATIO:	475 SF
TOTAL INDOOR + OUTDOOR:	3,295 SF

BERMUDA WARWICK (D)



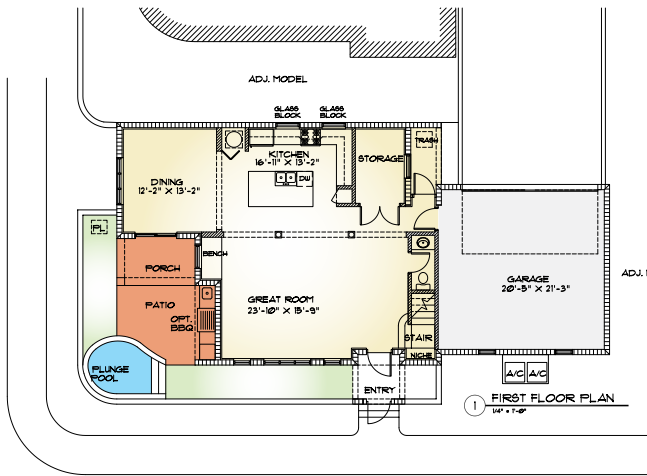
[Click to view Bermuda Warwick \(D\) floorplan](#)

SANTA BARBARA SANTA MARIA (D)

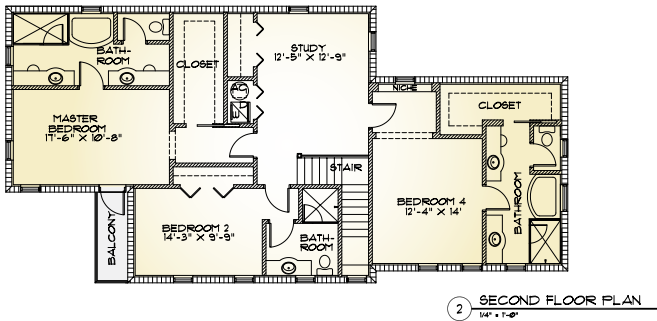


[Click to view Santa Barbara Santa Maria \(D\) floorplan](#)

FLOOR PLAN



1 FIRST FLOOR PLAN



2 SECOND FLOOR PLAN

DETAILS

3 bedroom + den 3 ½ baths, 2 car garage

REG GROSS SF: 2,678	
*1st FLOOR A/C	1,074 SF
2nd FLOOR A/C	1,615 SF
TOTAL A/C:	2,689 SF

* DOES NOT INCLUDE GARAGE

GARAGE:	511 SF
BALCONY:	67 SF
COVERED ENTRY:	37 SF
COURTYARD/PATIO:	428 SF
TOTAL INDOOR + OUTDOOR:	3,732 SF



AN URBAN OASIS TO CALL HOME

The Village at Victoria Park offers home buyers the opportunity to experience a charming village feel in the center of an historic urban landscape near downtown Fort Lauderdale, Florida. This latest development from New Urban Communities and BBX Capital Real Estate is situated close to everything so that you can walk, bike or drive a very short distance everywhere you want to go: downtown Fort Lauderdale, shopping and entertainment, grocery stores, restaurants and the beach. Because we believe that one size does not fit all, New Urban and BBX invite you to collaborate with us in customizing your luxury home and create your own in a timeless and thoughtful design that reflects your personal style, tastes and preferences. If you want to live, work and play in a beautiful home in a vibrant neighborhood and an intimate community, The Village at Victoria Park is the perfect urban oasis for you to call home.

