

— The —
RESERVE
AT EDGEWOOD

WHERE COMFORT MEETS CONVENIENCE

FACT SHEET

LOCATION: 2807 SW 15TH AVE, FORT LAUDERDALE, FL 33315

PROJECT DESCRIPTION:

WELCOME TO THE RESERVE AT EDGEWOOD. A PRIVATE GATED COMMUNITY OF 105 MODERN TOWNHOMES IN THE HEART OF FORT LAUDERDALE, FL.

PROPERTY TYPE: FEE SIMPLE TOWNHOMES

TEAM:

DEVELOPER - BRICK O.

ARCHITECT - GUSTAVO J. ARCHITECT P.A.

AMENITIES:

GATED COMMUNITY / FITNESS CENTER / CLUBHOUSE / GRILLING AREA / PARK / RECREATION AREA
HEATED SWIMMING POOL AND SPA / CHILDREN PLAYGROUND / DOG PARK

FEATURES:

MODEL A: 3 BEDS / 2.5 BATHS - 1,435 SQFT LIVING AREA - ATTACHED GARAGE. PORCH, DECK & BALCONY

MODEL B: 2 BEDS / 2.5 BATHS - 1,109 SQFT LIVING AREA - ATTACHED GARAGE. PORCH, DECK & BALCONY

MODEL C: 3 BEDS / 2.5 BATHS - 1,386 SQFT LIVING AREA - PORCH & DECK

- CONSTRUCTION MATERIAL: CBS / FLAT-TILE ROOF
- HURRICANE IMPACT WINDOWS
- CENTRAL A/C
- CEILING HEIGHT: 9FT
- FLOORING: CERAMIC TILE & CARPETS. (UPGRADE INCLUDES PORCELAIN TILE & ENGINEERED WOOD)
- KITCHEN APPLIANCES: GE ELECTRIC
- LAUNDRY ROOM IN RESIDENCE
- WALK-IN CLOSETS
- PETS ALLOWED

DEPOSIT SCHEDULE:

\$5,000 AT RESERVATION

10% OF PURCHASE PRICE AT CONTRACT (INVESTORS - 20%)

5% OF PURCHASE PRICE AT GROUND BREAKING

5% OF PURCHASE PRICE AT ROOFTOP

80% OF PURCHASE PRICE AT CLOSING (INVESTORS - 70%)

*ALL PRICES AND UNIT AVAILABILITY ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE AND DO NOT INCLUDE OPTIONAL FEATURES OR PREMIUMS FOR UPGRADED UNITS. PRICE CHANGES MAY HAVE OCCURRED THAT ARE NOT YET REFLECTED ON THIS PRICE LIST. PLEASE CHECK WITH THE SALES CENTER FOR THE MOST CURRENT PRICING. COLDWELL BANKER REAL ESTATE LLC IS A REGISTERED TRADEMARK LICENSED TO COLDWELL BANKER LLC. AN EQUAL OPPORTUNITY COMPANY. EQUAL HOUSING OPPORTUNITY. OPERATED BY A SUBSIDIARY OF NRT LLC. ALTHOUGH THE INFORMATION IS BELIEVED TO BE ACCURATE, IT IS NOT WARRANTED AND YOU SHOULD NOT RELY UPON IT WITHOUT PERSONAL VERIFICATION.