

## WHERE COMFORT MEETS CONVENIENCE

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### 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%)