

ISLAND SERIES

Amelia



Elevation A



Elevation B

Amelia

3 Bedrooms | 2 1/2 Baths | 1 Car Garage

Living Area: 1537 Square Feet



998 NE 195th Street, North Miami Beach FL 33179
AventuraIsles.com • 866.323.9333 • Fax: 305.307.7231

Plans, elevations and/or renderings are artists' conception, not to scale and may contain options or features which are not standard on all models. Aventura Isles reserves the right to make changes to these floorplans, features, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the homes precise or actual size. Any statement, verbal or written, regarding "under air", "living area" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty. Copyright © 2012 Aventura Isles. 5/12



ISLAND SERIES

Bermuda



Elevation A



Elevation B

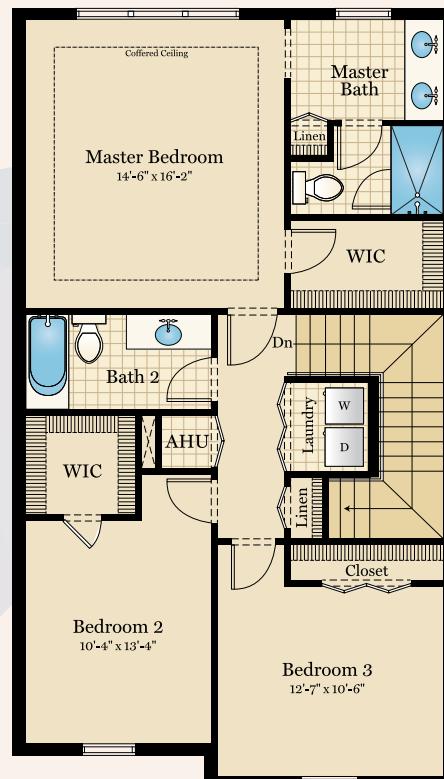
Bermuda

3 Bedrooms | 2 1/2 Baths | 1 Car Garage

Living Area: 1641 Square Feet



First Floor



Second Floor



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ISLAND SERIES

Captiva



Elevation A



Elevation B

Captiva

4 Bedrooms | 2 1/2 Baths | 1 Car Garage

AC

Living Area: 1777 Square Feet



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ISLAND SERIES

Sanibel



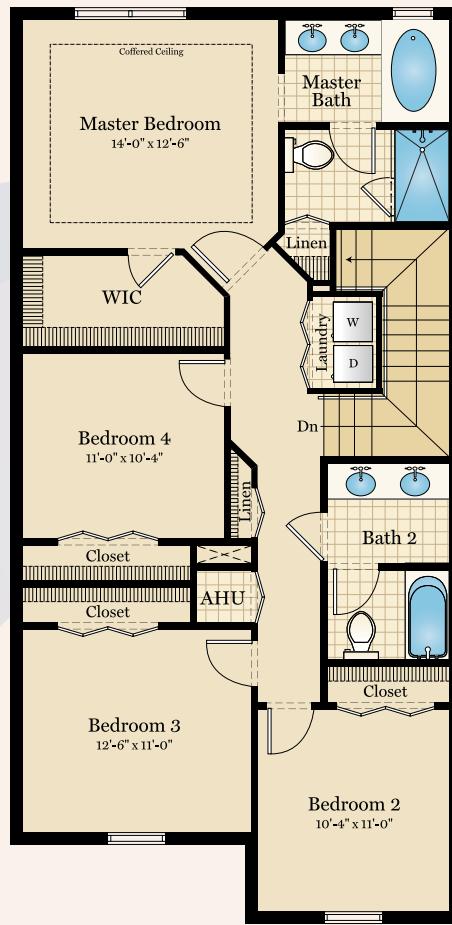
Sanibel

4 Bedrooms | 2 1/2 Baths | 1 Car Garage

Living Area: 1869 Square Feet



First Floor



Second Floor



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Features

Exterior Finishes

- Mediterranean style with stone accents and concrete tile roof
- Steel -reinforced concrete foundation
- Bora-Care termite treatment throughout home
- Concrete block first and second floor hurricane code compliant construction
- Engineered truss system and hurricane strapping
- Screens on all operable windows
- Aluminum hurricane impact windows in bronze finish
- Brick paver driveway, walkway, entry and covered rear patios
- Deep rich color coordinated exteriors
- Professionally designed landscape package
- Decorative 8' fiberglass 6 panel entry door
- Distinctive exterior door hardware and deadbolt lock
- 8' high sliding glass doors
- Finished garage with raised panel garage door
- Distinguished exterior coach light
- Maintenance free stucco soffit & wood fascia
- Aluminum gutters on both sides of home
- Two weatherproof exterior electric duplex outlets
- Two exterior hose bibs
- Professionally landscaped and sodded home site
- Covered patio (per plan)

Elegant Interiors

- Professional interior design consultation
- Two-story homes feature 9'4" ceilings on first floor and 8' ceilings on the second floor
- Deluxe wall-to-wall carpeting with padding in non-tiled areas
- Decorator rocker-style light switches
- 18"x18" ceramic tile in foyer, kitchen, nook, family room, laundry
- Decorator lighting package
- Textured finish ceiling throughout home
- Light textured finish on interior walls
- 8' single light French door per plan
- 8' raised panel interior doors on first floor and 6'8" on second
- 3 1/4" wood baseboards
- Decorative staircase with wood rail 2"x2" pickets per plan
- Vinyl-clad ventilated closet shelving
- Smoke detectors with battery backup
- Pre-wired ceiling fans in all bedrooms, family room and lanai
- Auto programmable thermostat
- Interior washer and dryer hookups
- Structured wiring system with connection points run to central distribution panel and 110V outlet inside
- All phone wiring is CAT-5e cable in kitchen
- All cable TV wiring is RG-5 home run to single wall plate in all bedrooms, family room

Designer Kitchens

- Designer cabinetry with 36"upper cabinets
- Granite counter tops
- Stainless-steel double bowl sink
- Attractive single lever faucet with integrated sprayer
- Elegant recessed lighting in kitchen
- Premium ceramic cooktop, range, and dishwasher
- 25 CF side-by-side refrigerator with ice-maker
- Pre-plumbed line for ice-maker
- Built in microwave and hood combo with fan light
- Conveniently located pantry

Luxurious Baths

- Luxurious acrylic non-jetted tub in master bath (per plan)
- Separate 13" x13" ceramic tile on shower floor and walls in master bath
- Clear glass shower enclosure with chrome accents
- Ceramic 13"x13" tile flooring in secondary baths
- Pedestal sink in powder room (per plan)
- Elongated water closet in white
- Designer cabinets in master bath
- Culture marble tops with integrated bowls in all baths
- Mirror over full width of vanity in master Bath
- Decorator faucets and coordinated bath accessories
- Decorator lighting fixtures
- Exhaust fans

Energy Saving Package

- Energy-efficient R-30 BATT/blown insulation in ceilings
- Energy-efficient R-11 garage wall insulation
- Energy efficient electric air-conditioning and heat
- Quick recovery 40 gallon electric hot water heater

Community Features

- Grand gated entry and elegant common areas
- Pristine Lakes and natural preserves
- Over 37 acres of parks
- Walking and jogging trails with exercise stations
- Conveniently located near shopping, dining, and activities
- Easy access to I-95, I-595 and Florida Turnpike
- Luxurious swimming pool, lounge areas, cabana baths
- Distinctive mailboxes
- Community irrigation system
- Comprehensive Builder 1-year warranty

