

ISLAND SERIES

Amelia



Elevation A



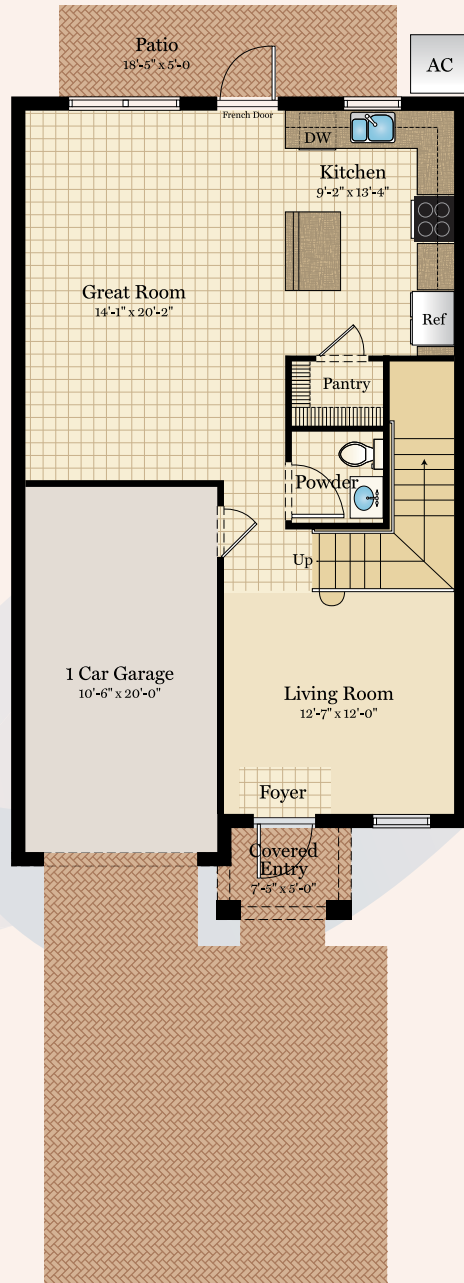
Elevation B

ISLAND SERIES

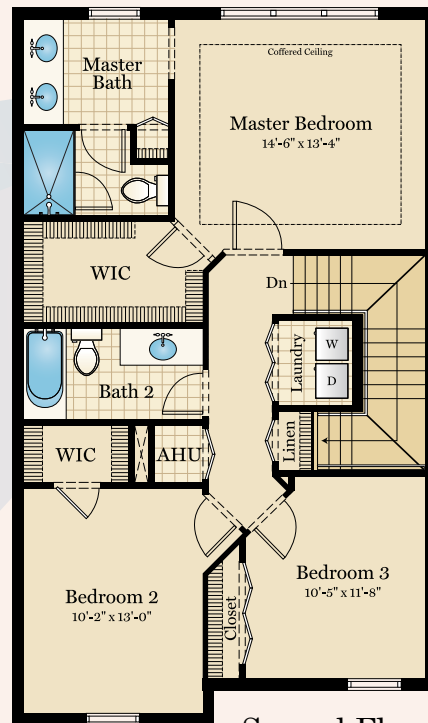
Amelia

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

Living Area: 1537 Square Feet



First Floor



Second Floor



998 NE 195th Street, North Miami Beach FL 33179

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ISLAND SERIES

Bermuda



Elevation A

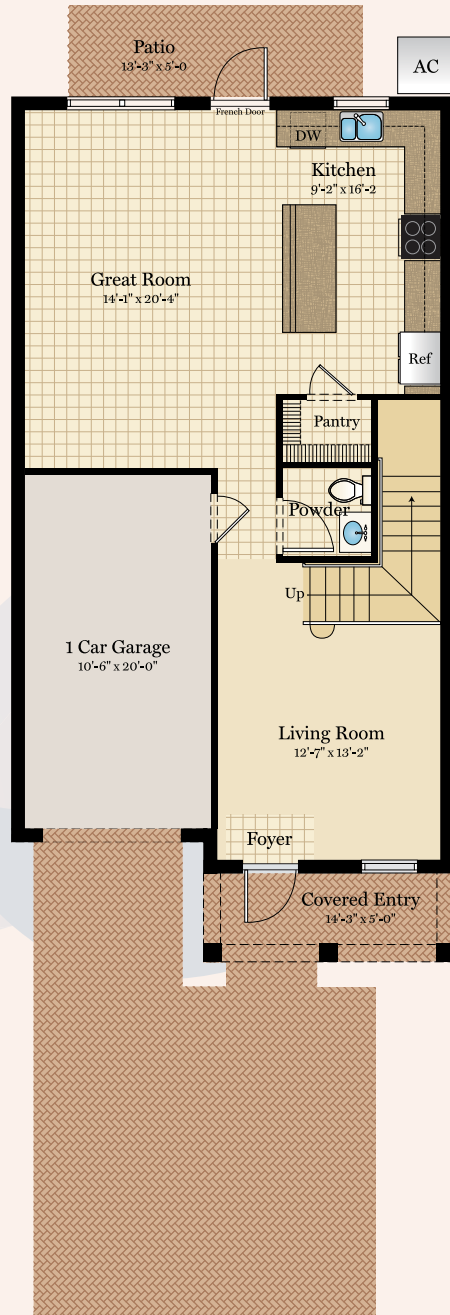


Elevation B

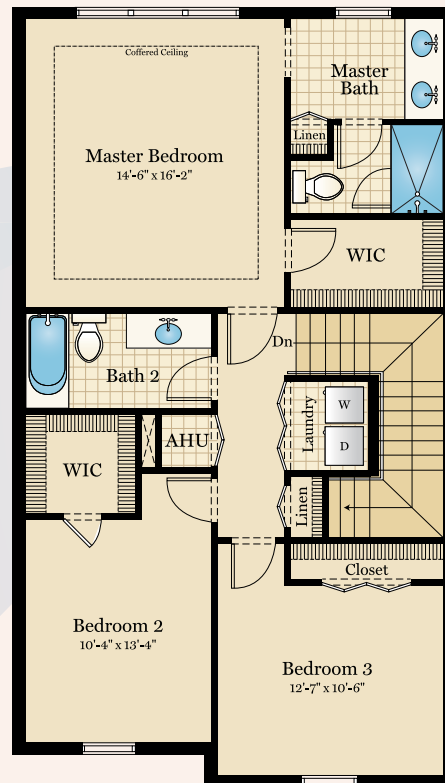
Bermuda

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

ISLAND SERIES

Captiva

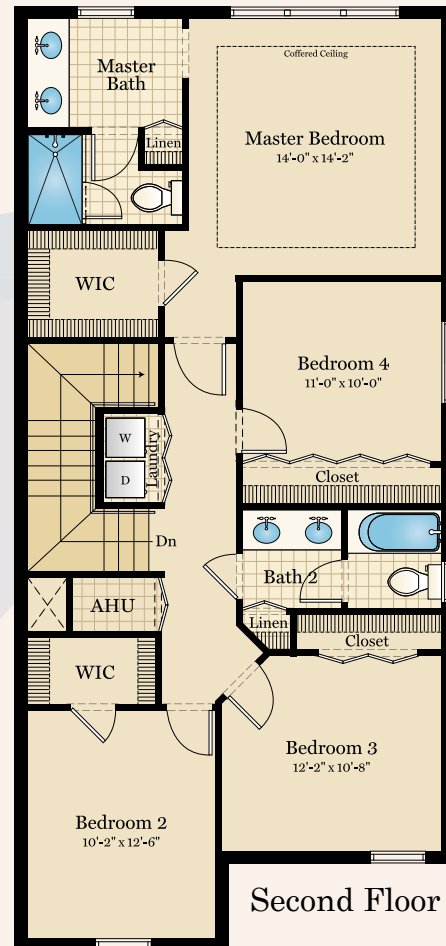
4 Bedrooms | 2 1/2 Baths | 1 Car Garage

Living Area: 1777 Square Feet

AC



First Floor



Second Floor



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ISLAND SERIES

Sanibel



Elevation A



Elevation B

ISLAND SERIES

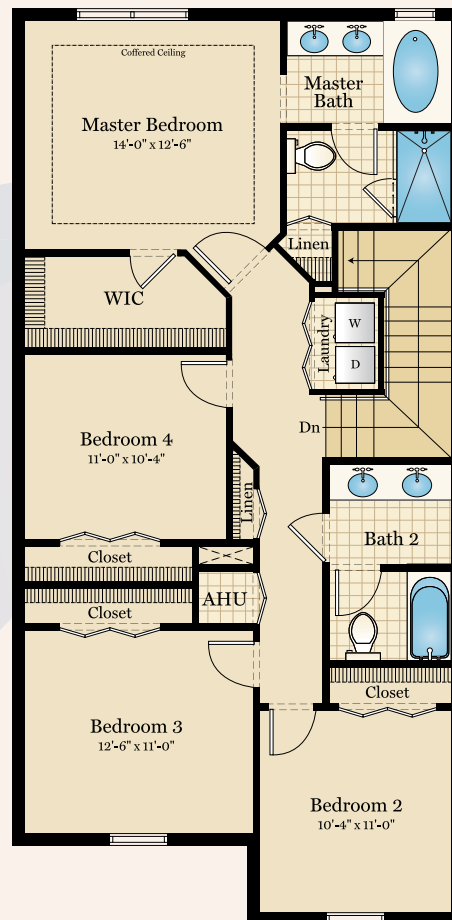
Sanibel

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

