



## W H I S P E R I N G O A K S



# ABOUT WHISPERING OAKS

*by Stellar Communities*

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Whispering Oaks is a new single-family community, sprawled across a lush seven-and-a-half acre parcel with its own private park full of majestic oak trees.

Each of the 36 eco-smart homes are designed for beautiful, sustainable living and feature modern architecture, complete with an array of unique customizable finishes both inside and out.

Whispering Oaks is a gated community featuring spacious open floor plans, top-of-the-line appliances, electric car-ready garages and a variety of eco-luxury and smart home technologies, including gas tankless water heaters in all homes. These innovative homes were thoughtfully designed to redefine your relationship with your home and provide you with extra comfort, security, energy efficiency and unprecedented convenience at all times.



WELCOME TO  
WHISPERING OAKS

Fort Lauderdale-Hollywood  
International Airport

I-95

Dania Pointe





# PERFECTLY SITUATED IN BEAUTIFUL DANIA BEACH

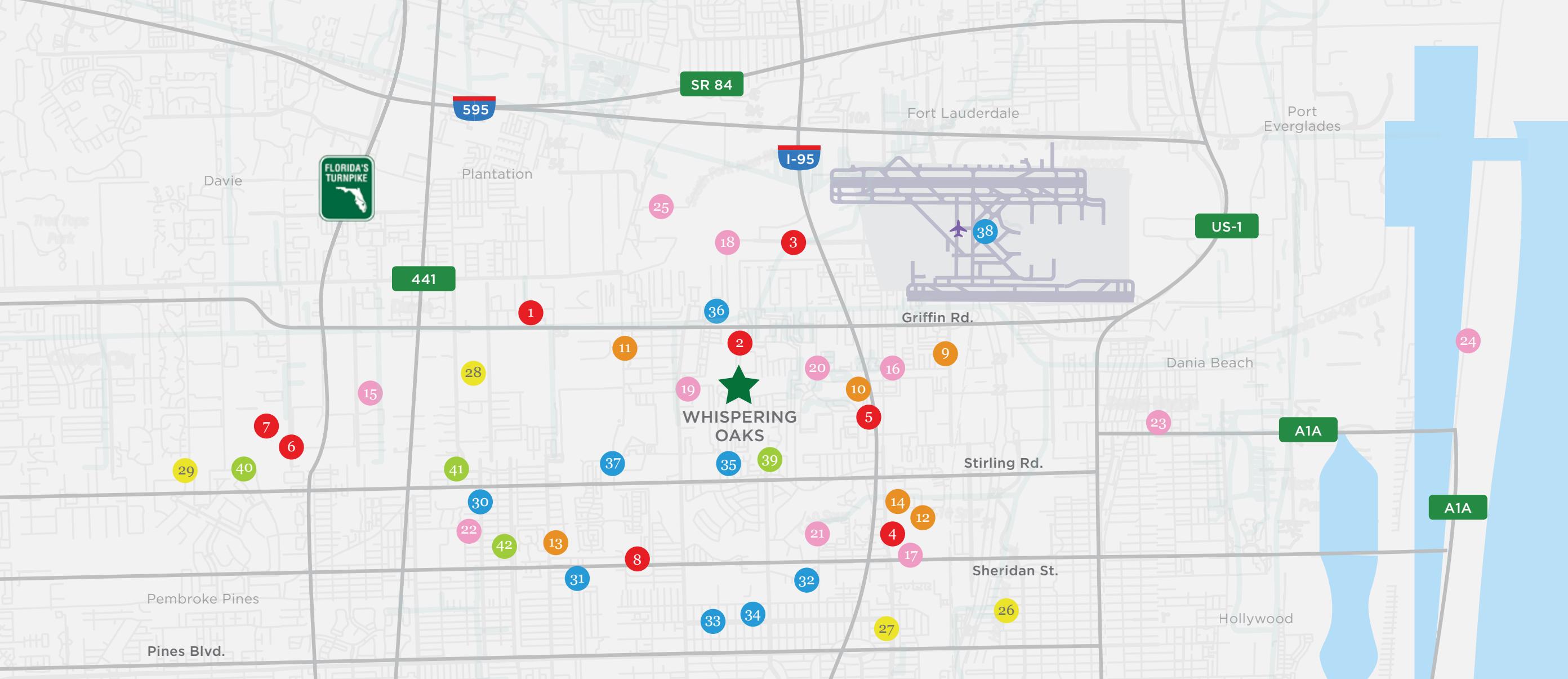
*A thriving city in the heart of South Florida*

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Situated in beautiful Dania Beach, FL, Whispering Oaks offers easy access to many of the area's top attractions, including Dr. Von D. Mizell-Eula Johnson State Park, Dania Beach Ocean Park and Dania Beach Pier. And with almost a million square feet of additional retail, office, restaurant and public event space being developed in nearby Dania Pointe, this city is bound to become one of Broward County's preeminent lifestyle destinations!

While being quaint and family-friendly, Whispering Oaks is located conveniently nearby the major Florida thoroughfares, including I-95, 595, Florida's Turnpike, the Fort Lauderdale-Hollywood International Airport and the Fort Lauderdale Sea Port.

Whispering Oaks is one of the few remaining private residential communities in the booming Broward County market where new homes in a central and strategic location can still be purchased.



● RESTAURANTS

1. My Big Fat Greek Restaurant
2. Tropical Acres Steakhouse
3. Rustic Inn Crabhouse
4. Red Lobster
5. Islamorada Fish Company
6. Council Oak Steaks & Seafood
7. Kuro
8. Sake Thai & Sushi Bar

● SHOPPING

9. Dania Pointe (Coming Soon)
10. Bass Pro Shops

11. Publix Super Market

12. Oakwood Plaza
13. Sheridan Plaza
14. BJ's Wholesale Club

● ENTERTAINMENT & RECREATION

15. Seminole Hard Rock Hotel & Casino
16. Design Center of the Americas
17. Regal Cinemas Oakwood 18
18. Boaters Park
19. Patrick J. Meli Park
20. Tigertail Lake Recreational Center
21. Topeekeegee Yugnee Park

22. Oak Lake Park

23. The Casino at Dania Beach
24. Dania Beach Ocean Park
25. Secret Woods Nature Center

● SCHOOLS

26. Avant Garde Academy
27. Ben Gamla Charter
28. Brauser Maimodidies Academy
29. David Posnack Jewish Day School

● MEDICAL & GOVERNMENT

30. Stirling Medical Center
31. Children's Medical Center

32. Memorial Regional Hospital

33. Joe DiMaggio Children's Hospital
34. Broward Sheriff Fire Rescue
35. City of Hollywood Fire Rescue & Beach Safety
36. Broward Sheriff's Office - Dania Beach
37. Stirling Road Branch Library
38. Fort Lauderdale - Hollywood Int'l. Airport

● BANKS

39. Bank of America
40. Wells Fargo Bank
41. Chase Bank

Pembroke Pines  
Pines Blvd.

Hollywood  
Dania Beach



SR 84

595

441

I-95

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Fort Lauderdale

Port Everglades

Griffin Rd.

Stirling Rd.

Sheridan St.

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## PERSONALLY DESIGN YOUR HOME

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Representing a new evolutionary step in homebuilding and design, your new eco-smart home at Whispering Oaks is ready to be tailored to your specific needs. Our expert designers will guide you every step of the way, helping you customize your dream home with a plethora of options and premium upgrades, including solar panels.



## DESIGN OPTIONS

Featuring three exquisite one- and two-story designs, all homes at Whispering Oaks were built using environmentally-friendly building practices. Designed for family living, the beautifully balanced interior spaces feature bright open floor plans perfect for spending time and creating lifelong memories with your loved ones. From eating around a table in a light-filled kitchen to lounging in a spacious living room, our floor plans were created with your family in mind.

## UNIQUE FINISHES

Each home at Whispering Oaks features unique architectural details and elegant finishes both inside and out. From designer millwork to custom interior elements, we will help design your new home according to your individual taste.





## PREMIUM FLOORING

Walk into your new home at Whispering Oaks and you will immediately feel the superior quality of premium flooring surfaces beneath your feet, including the luxurious wall-to-wall carpet in all bedrooms. It's so soft - you'll want to leave your shoes by the door.



## KITCHEN & COUNTER TOPS

For many families, their kitchen is the heart and soul of the home. That's why we made sure that your new dream home at Whispering Oaks has a kitchen that will go above and beyond your expectations. Outfitted with gorgeous granite countertops and stainless steel energy-efficient gas appliances, your new kitchen will serve as a perfect space for both cooking and entertaining.



## OUTDOOR LIVING

With available outdoor living options, featuring custom-built swimming pools, barbeques and summer kitchens, your new dream home at Whispering Oaks is more than just a home – it's a private oasis for your whole family to enjoy the outdoors in supreme comfort!



## CUSTOM-BUILT CABINETRY

No kitchen is complete without storage, but it's not enough to simply be functional; a well-designed and attractive-looking kitchen can have a significant impact of the quality of your life. Our custom-built cabinetry with soft-close drawers will help ensure that your new kitchen is both beautiful and easy to navigate.



## HOME AUTOMATION

Purchasing a home at Whispering Oaks means that you are smart – but did you know your house is, too? Prepare to redefine your relationship with your home. With the innovative smart home technologies implemented at Whispering Oaks, you can remotely control virtually every aspect of your household, including air conditioning, lighting, security and audio entertainment systems, from any location using your smartphone or tablet. Never again worry about leaving the lights on or forgetting to lock the door – with this advanced home automation technology, you're covered!



## POWERED BY THE SUN

For a family, the standard 5Kw system Stellar Communities uses will be able to power your refrigerator, 20+ Halogen lights, and multiple TVs, standby appliances, 5+ loads of laundry a week, 5+ loads in the clothes dryer, 5+ loads of your dishwasher, computer, large air conditioners and even the pool pump. The energy conservation features are estimated to save your household approximately \$4,050 per year, plus over \$5,000 in tax credits!



## TOP-OF-THE-LINE APPLIANCES

You deserve the best in your dream kitchen. This is why we equipped your new home at the Whispering Oaks with top-of-the-line energy-efficient gas appliances that will help breathe life into your culinary visions.



## ENERGY EFFICIENCY

Designed to minimize ecological impact and provide you with additional long-term value, your new home at Whispering Oaks is replete with available smart and energy efficient technologies, including natural gas and an electric car-ready garage. Energy efficient appliances and light fixtures throughout the house ensure that your home will not only look stylish, but also help you save money on energy bills. It's a win-win!







## THE WILLOW

*Stone Upgrade*

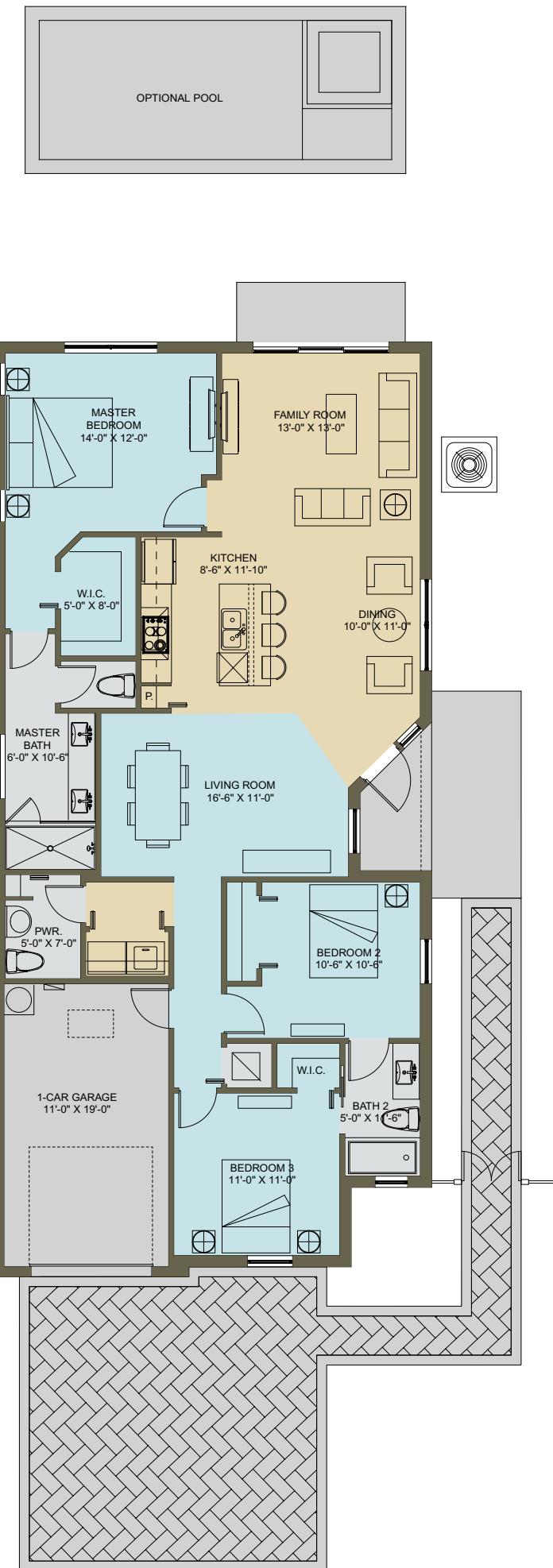
3 bedrooms | 2.5 bath | 1-car garage | 1,512 A/C sq. ft.



*Standard*

**1,780 GROSS SQ. FT.**

*Floorplan >*





## THE MAPLE

*Stone Upgrade*

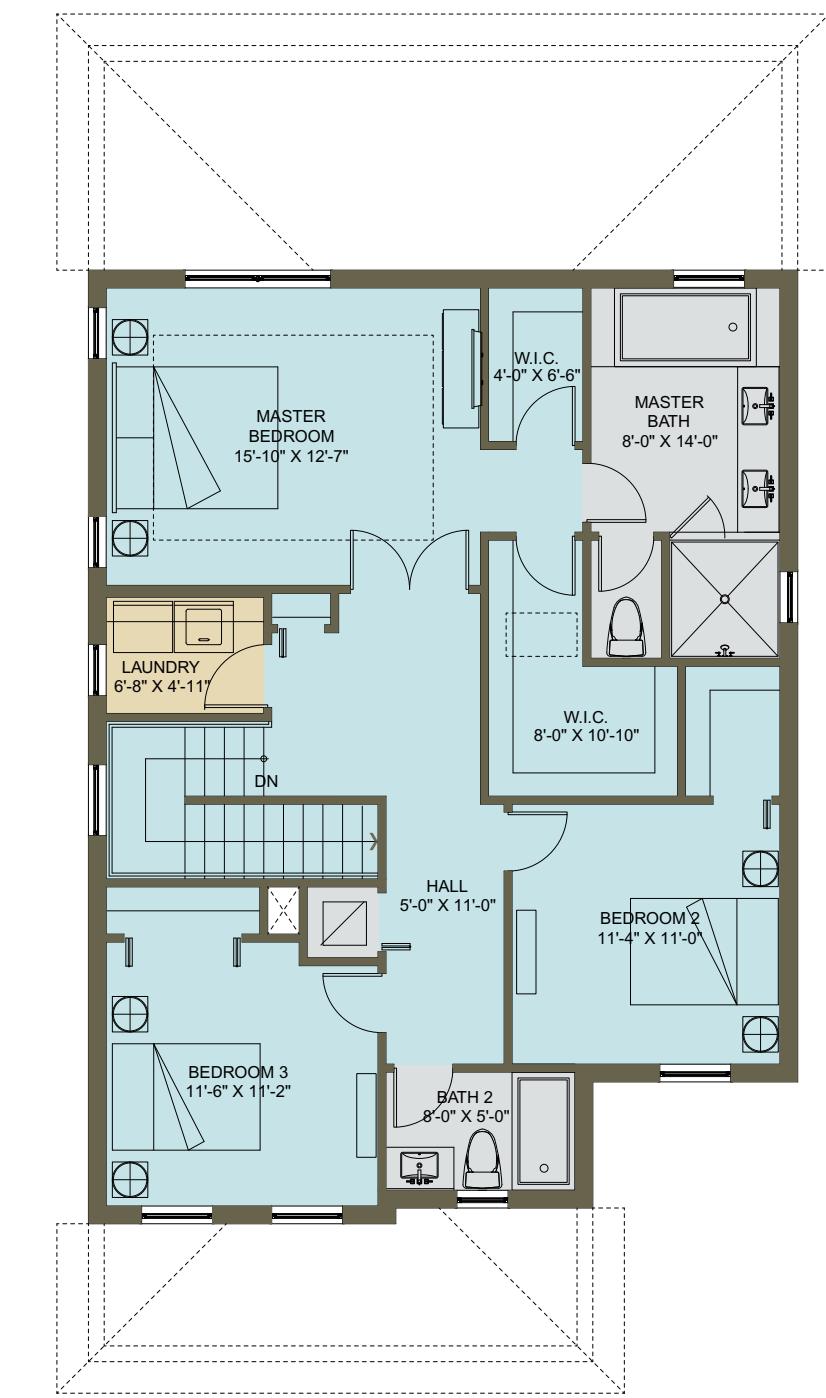
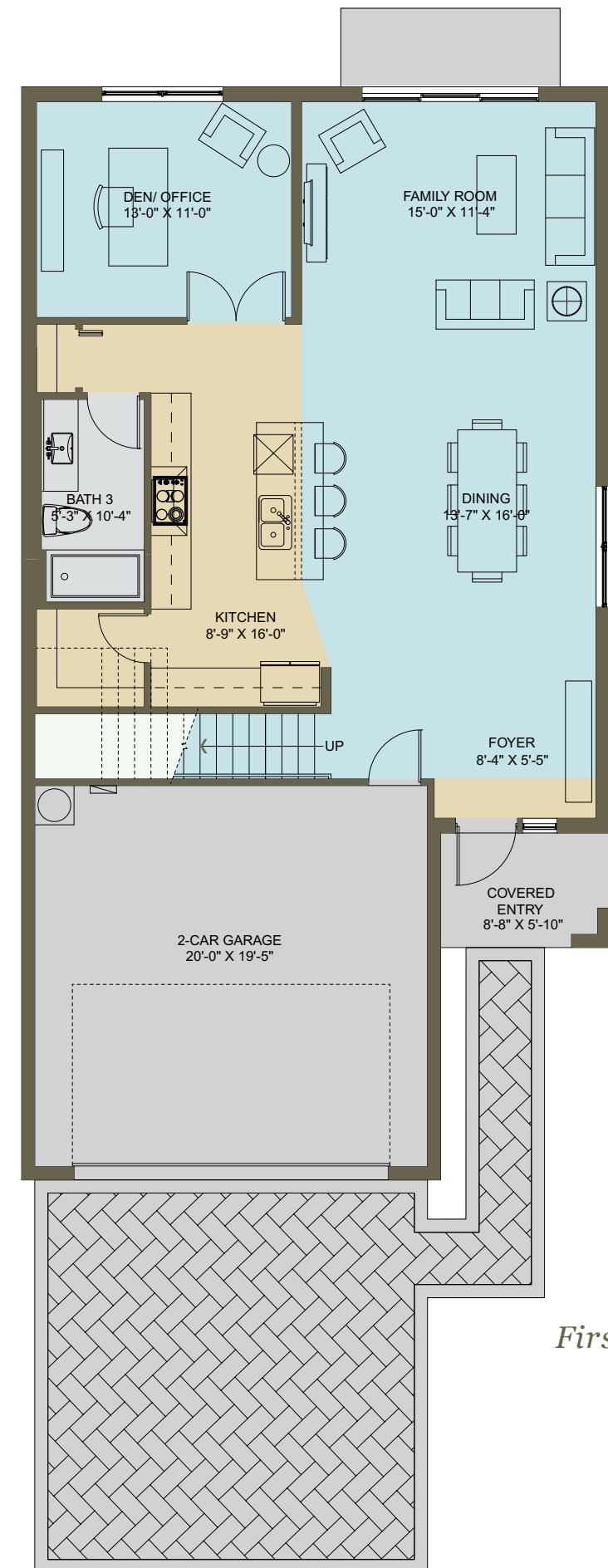
3 bedrooms | 3 bath | 2-car garage | 2,160 A/C sq. ft.



*Standard*

**2,661 GROSS SQ. FT.**

*Floorplan >*





## THE CYPRESS

*Stone Upgrade*

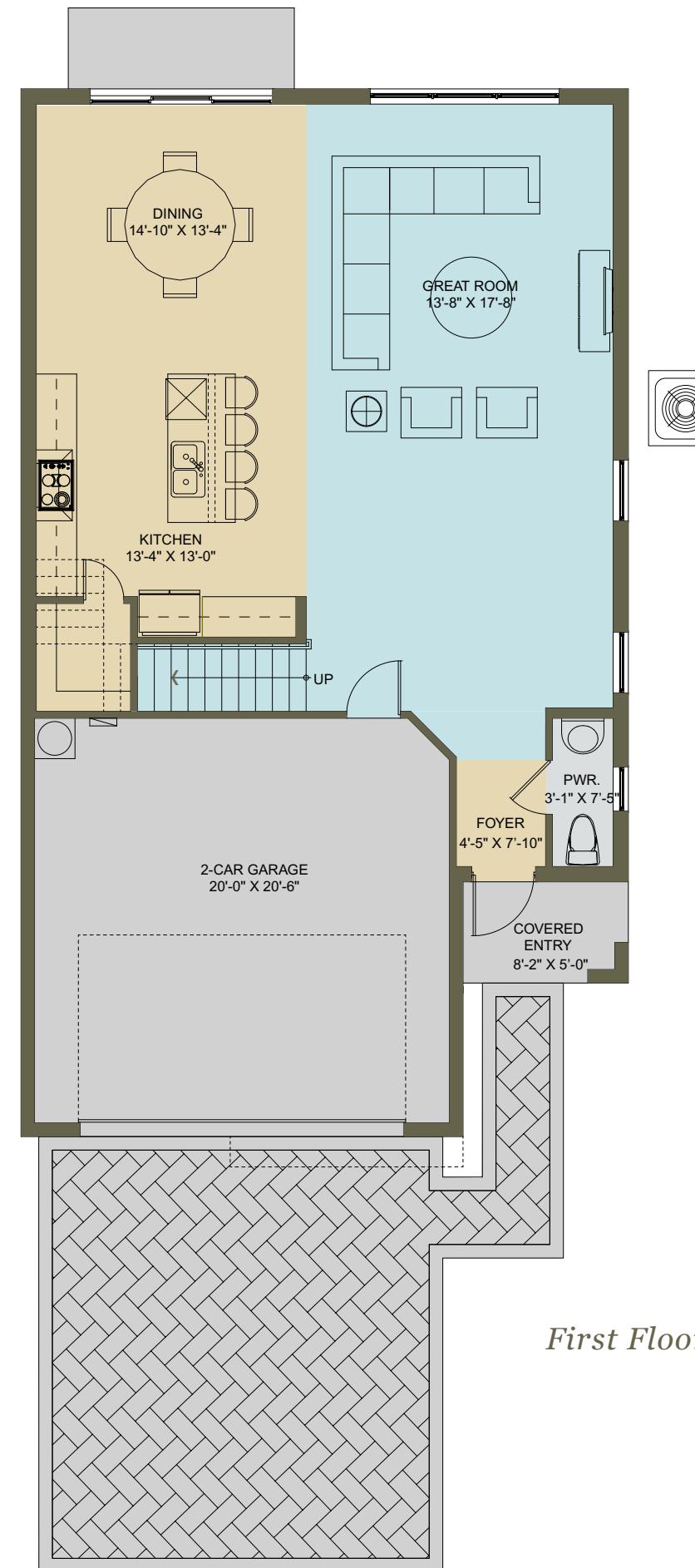
4 bedrooms | 3.5 bath | 2-car garage | 2,423 A/C sq. ft.



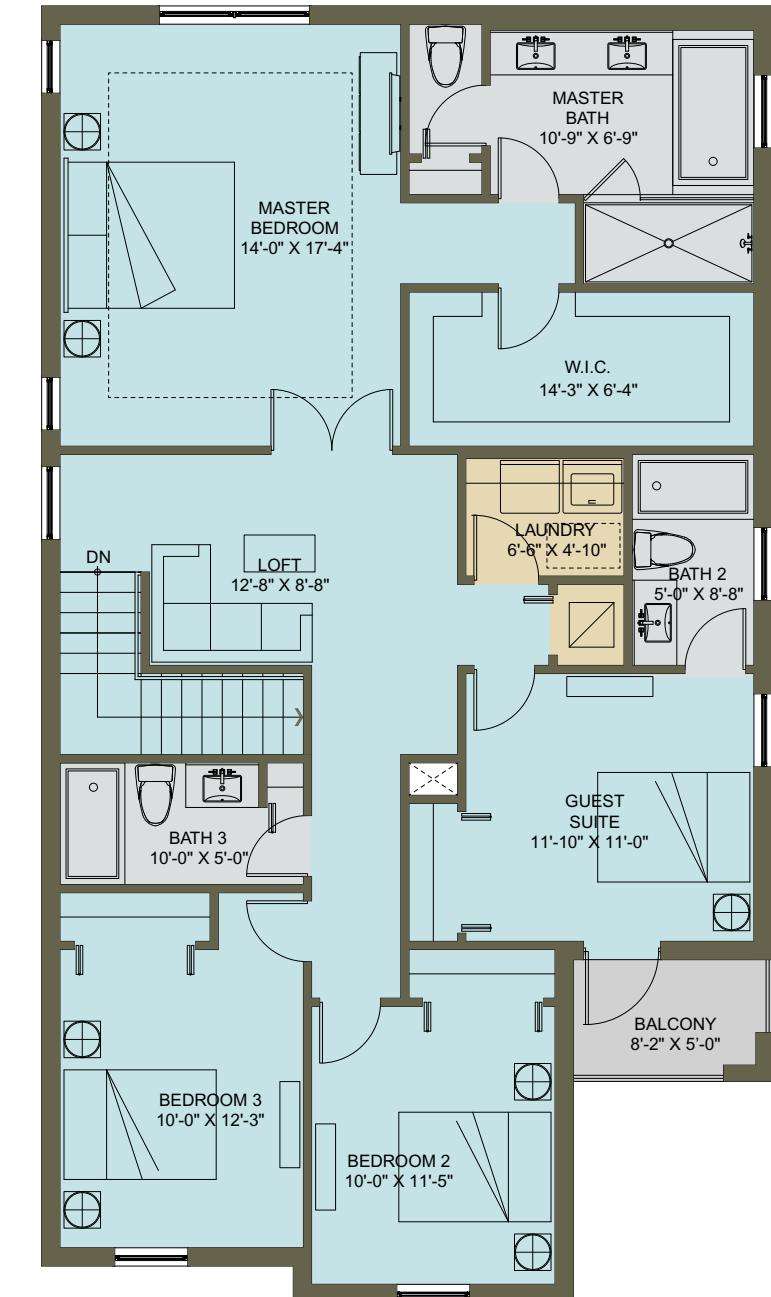
*Standard*

**2,951 GROSS SQ. FT.**

*Floorplan >*



*First Floor*



*Second Floor*

# FEATURE LIST

## EXTERIOR APPOINTMENTS:

- Exquisite exterior home elevations featuring stone and raised bonding (per plan)
- Impact windows and doors
- Luxurious railings on balconies
- 13x13 decorator inspired slip-resistant tile on balconies (per plan)
- Designer brick pavers on driveway, entry walkway, rear patio and covered entry
- Sherwin Williams Loxon exterior paint system for durability and moisture resistance
- Stucco soffits with continuous venting
- Designer garage doors
- Two garden hose bibs (located per plan)
- Upgraded landscape package
- Irrigated yard

## INTERIOR APPOINTMENTS:

- 10' first floor and second floor ceiling heights
- Elegant tray ceilings (per plan)
- 18x18 porcelain tile flooring in foyer, kitchen, laundry and power bath
- Smooth drywall finish in all rooms and knockdown ceilings
- Low VOC Sherwin Williams white interior paint, sealants and adhesives
- Luxurious wall-to-wall carpet in all bedrooms
- Wire free-slide vinyl coated 12" shelving in pantry, linen, laundry and all storage closets
- Tankless gas water heater

## KITCHEN FEATURES:

- Frameless cabinetry with full overlay door style
- 42" upper cabinets
- Soft close drawers and doors
- Large Island for entertaining family and friends
- Stainless steel undermount sink
- Moen chrome pull out kitchen faucet
- Granite countertops with a 4" backsplash
- Natural gas range

## APPLIANCES:

- Deluxe stainless steel 25 cu ft. side-by-side refrigerator
- Deluxe 5.0 cu ft. freestanding gas range with AccuSimmer
- Deluxe stainless steel dishwasher with anyware & silverware basket
- Deluxe stainless steel built-in microwave

## LUXURY BATH FEATURES:

- Raised height cabinets
- Granite countertops in master bathroom
- Cultured marble countertops with integrated sinks (secondary bathroom)
- Moen chrome plumbing fixtures in all baths
- 18x18 porcelain tile flooring
- 12x12 porcelain wall tile
- Decorator vanity light fixtures in all baths
- Luxurious soaker tub in the master bath
- High efficiency dual-flush or single flush toilets (per plan)

## MILLWORK SPECIFICATIONS:

- Designer millwork package throughout including 4" baseboard and 2-5/8" door casing
- 6' 8" two panel interior doors throughout
- 8' hurricane impact rated 2 panel front door and frame saver weather resistant door jambs
- Kwikset Amador chrome entry door handle
- Kwikset Halifax lever handles in chrome

## SMART HOME, HOME SAFETY AND SECURITY:

- Pre-wired for security system with magnetic contact on all movable doors and windows (except overhead garage door)  
- First floor only
- Smoke and carbon monoxide detectors with battery backup (located per code)
- Home automation package

## ELECTRICAL FEATURES:

- Recessed lighting package in great room, hallways, kitchen, and patio

- Designer coach lights at garage
- Ceiling fan prewire in all bedrooms
- Structured wiring package includes Category 5E and RG-6 cable
- Decora rocker switches
- Weatherproof exterior outlets at entry and rear patio
- 200 amp electrical service

## STELLAR HOMES CONSTRUCTION ADVANTAGE:

- Acoustical gypcrete sub-flooring on second floor for additional sound insulation and fire resistance
- Fire resistant soffit and venting material
- Fabricated roof and floor trusses with straps and connections engineered for uplift and lateral forces
- Ten-year structural warranty on major structural defects
- One year warranty on workmanship
- Manufacturers warranties for a/c, appliances, all lighting and plumbing fixture
- Concrete block construction on first & second floor

## STELLAR COMMUNITIES COMMITMENT

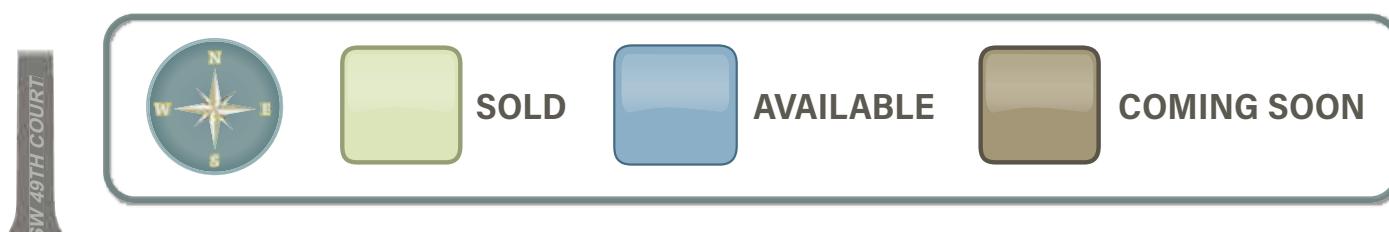
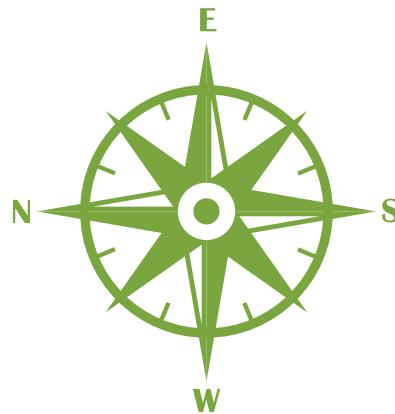
### TO ENERGY SAVINGS:

- Natural gas powered community
- Tankless gas water heater
- Hurricane impact grey tinted glass windows and doors with bronze frames throughout home
- Core foam insulation (optional upgrade)
- Solar panels (optional upgrade)
- Energy efficient 16 SEER Carrier air conditioning with programmable thermostat by Honeywell

## KEY:

-  Eco-Friendly Features

# COMMUNITY SITE PLAN



# ABOUT STELLAR COMMUNITIES

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Headquartered in South Florida, Stellar Communities is a leader in eco-luxury development. Stellar is dedicated to sustainable building practices that minimize the impact on the environment and reduce energy and utility costs for homeowners.

Founded in 2009, Stellar Communities has delivered more than 2,000 sustainable homes in highly sought-after coastal, urban and suburban locations across the region. Dedicated to maintaining Florida Green practices, Stellar is accredited by the Better Business Bureau and was proudly featured in Builder Magazine for being the first developer in South Florida to include solar panels as a standard feature.

With a longstanding track record of success and deep-rooted commitment to superior quality and innovation, Stellar Communities often partners with other industry leaders, such as award-winning architecture and interior design firm PPK Architects, acclaimed interior designer One of a Kind Design and landscape architect Witkins Design.





## BUYING MADE EASY

With Stellar Communities' Preferred Lender Program, buying your dream home at Whispering Oaks is now easier than ever. Our trusted lenders will guide you every step of the way and help you choose a mortgage program that is tailored to your specific needs, making owning your new home as affordable as possible.



## PLAN

We understand that planning for a new home is one of the biggest milestones in your life. This is why our home buying consultants are here to answer all of your questions and assist you throughout the entire process.



## PERSONALIZE

From consulting on the latest design trends to helping assemble a perfect color palette, you can count on Stellar Communities' design experts to help put your personal stamp on your new home at Whispering Oaks.



## GET PRE-APPROVED

Our trusted lenders will guide you every step of the way and help you choose a mortgage program that is tailored to your specific needs, making your home buying process as smooth and efficient as possible.



## GET THE KEYS TO YOUR NEW DREAM HOME

Our team of professionals will be available every step of the way to take care of any home maintenance or warranty questions you may have. We offer a 30-year warranty on solar panels and “bumper-to-bumper” 10-year structural warranty as well as manufacturer warranties on all appliances. Customer service is at the heart of our business and we will be there for you long after we hand you the keys. It’s the Stellar way.