

Standard Features

COMMUNITY FEATURES

- Private enclave of luxury estate homes in Prestigious Palm Beach Gardens
- Fabulous clubhouse featuring state of the art exercise and fitness facility with both cardiovascular and muscle training equipment, meeting area, and tropical swimming pool
- Two lighted har - tru tennis courts
- Impressive gated entry, manned 24 hours a day
- Scenic lakes, parkways, and preserves
- Lighted streets with sidewalks on both sides
- Community Park
- Located close to The Gardens Mall, great restaurants, and beaches

EXTERIOR FEATURES

- CBS construction complying to the new Statewide Florida Building Code
- Second floor block construction over 1st floor block walls
- Complete pool package featuring Diamond Bright finish, bullnose brick coping, brick paver deck, and aluminum fencing (except courtyard plan)
- Hurricane shutters for all exterior glass
- Monier Espana curved roof tile (Casa) or Monier Spanish S Roof tile (Villa)
- Three and four car garages (per plan)
- Brick paver driveways, walkways, and pool deck
- Covered patio with brick pavers
- Three garden hose bibs
- Two GFI weatherproof receptacles
- Oversized decorative coach lights
- Professionally designed landscape package with generous allowance
- Fully sodded and irrigated homesite
- Decorative mailbox
- Termite treated foundation

INTERIOR FEATURES

- 18" x 18" Saturnia Marble floors in first floor main living areas
- Quality carpet on upgraded padding in bedrooms and library
- Volume and coffer ceilings as shown on plans
- 8' high solid core interior swing doors with applied door moldings throughout
- Elegant hardware for interior doors
- Oversized decorative wood trim moldings and baseboards
- Crown molding in Living Room, Master Bedroom, and Library
- Designer closet built in organizers in both master suite closets
- Spacious air conditioned walk in closets
- Travertine marble window sills
- Central vacuum system with tool kit
- Architectural arched openings and art niches
- Large Laundry Room featuring built in cabinetry, laundry tub, and Kitchen Aid extra large capacity washer and natural gas dryer

GOURMET KITCHEN

- Full built in Kitchen Aid appliance package featuring 42" built in refrigerator with cabinet panels, built in microwave, natural gas cooktop, built in self cleaning double wall oven, and energy efficient multi cycle dishwasher with stainless steel interior
- Custom raised panel wood cabinets with glass doors, crown molding, light valances, cabinet fronts for built in refrigerator & dishwasher, double trash rollout, bumped out sink and cooktop, and two rollouts
- Imported Granite kitchen countertops with 1 1/4" oversized edge and full height tumbled marble backsplash
- Kohler stainless steel undermounted kitchen sink with Kohler pull out sprayer faucet and Kohler soap dispenser
- In sink food waste disposal - Badger V
- Oversized food pantry

LUXURIOUS MASTER BATH

- Custom raised panel wood cabinetry
- 18" x 18" Saturnia Marble floors, shower walls, and tub deck
- Saturnia slab vanity tops with Kohler undermount sinks
- Framed custom mirrors over vanities
- Kohler acrylic whirlpool tub
- Stall shower with built in seat and shampoo recess
- Private lavatory room with Kohler one piece water closet and bidet
- Kohler widespread faucets
- Recessed high hat lighting

ELEGANT POWDER ROOM

- Custom raised panel wood cabinetry
- Granite slab vanity top with Kohler undermount sink
- 18" x 18" Saturnia Marble floors
- Framed custom mirror over vanity
- Kohler one piece water closet
- Kohler Revival brushed nickel widespread faucet
- Recessed high hat lighting

SECONDARY BATH FEATURES

- Custom raised panel wood cabinetry
- Cultured marble vanity tops with integral bowl sink and oversized bullnose edge
- Full width vanity mirrors with decorative lighting
- Beautiful ceramic tile flooring and walls in wet areas
- Kohler water closets
- Kohler widespread faucets

ENERGY SAVING FEATURES

- Multi zone high efficiency air conditioning - minimum 12.0 SEER with digital readout thermostat
- 75 gallon natural gas hot water heater with recirculating system
- Full insulation including R-30 over all living areas
- Paddle fan outlets in Family Room, Library, and all bedrooms
- Weatherproofing on all exterior doors
- White framed decorative windows with tinted glass

SECURITY FEATURES

- Fully monitored alarm system
- Smoke detectors
- Deadbolts on all exterior doors
- Automatic garage door openers with remote transmitters

ELECTRICAL FEATURES

- Recessed high hat lighting
- Structured wiring system featuring high speed category 5 and RG6 low voltage wiring for multi-line telephone, internet, television, and data transmission in Library, Family Room, and all bedrooms
- GFI outlets in garage, kitchen, and bathrooms
- Decora light switches and outlets
- 300 amp electrical service

OPTIONS AVAILABLE

- Customization opportunities available
- Hurricane resistant impact glass
- His and Her Master Baths
- Summer Kitchen with built-in gas BBQ
- Fireplace
- Wet bar
- Master Suite morning bar

All dimensions, features, specifications, and appliances are approximate and subject to change or substitution without notice, as deemed advisable by builder, architect, or as required by law.