



## 4 Exclusive Residences 400 Steps from Everything

### Design Features

#### Residence Features

- Masonry construction
- Standing seam metal roofs with 30+ year life
- Hurricane impact energy efficient exterior windows and doors
- Cuban tile at outdoor entry
- Two car garages with private rear entrance
- Landscaped courtyard
- 590 s.f. Guest House perfect for your guests, a home office, art/exercise studio, or income generation with a legal rental option
- Private elevator (optional)
- Pre-wiring for telephone, high speed internet, television and cable systems (included in HOA fees)
- 10'4" ceiling in great room, 9' ceilings upstairs
- Stunning Stairwell with hardwood treads and custom designed metal pickets
- Wide Plank porcelain tile or hardwood flooring in foyer, great room, kitchen and upstairs hallway
- 7' high solid core wood doors throughout

Plans, elevations, specifications, features, colors, design, dimensions and materials are all subject to availability and to change or substitution at any time and without further notice. Please consult your sales representative and refer to the Agreement in order to determine which features, specifications, and elevations are included in any unit you may purchase.

### Outdoor Features

- Private courtyard with limestone pavers between home and detached guest house/garage
- Fountain and water basin in outdoor court with decorative tile background
- Built in outdoor kitchen and barbeque (optional)
- Hot Tub (optional)
- Professional Landscaping to enhance privacy
- Separate entrance to courtyard for guests and or tenants (security separation possible)
- Upstairs terrace with view of Northshore Park
- Juliette balcony overlooking courtyard from Master Bedroom

### Guest House

- Wide plank ceramic tile flooring
- Wet bar with hard surface countertop, undermount stainless steel sink and undercounter refrigerator
- Bathroom and Walk in closet with washer dryer hookup
- Apartment Option with expanded kitchen cabinetry and appliances (including 18 c.y refrigerator/freezer, oven with electric cooktop and built in microwave)
- One bedroom option (includes demising wall to create separate living/kitchen area and bedroom)

### Kitchen Features & Appliances

- Custom cabinets with wood veneer boxes and solid wood doors and drawers. Two door style and three color options
- Ceramic tile or glass tile backsplash
- 3cm quartz solid surface countertops with a selection of color options
- Stainless steel appliance package including GE Profile 36" French door refrigerator/freezer, 5 burner gas cooktop and exhaust hood, built in oven and separate microwave/convection oven, silent dishwasher, and under-mount stainless steel two compartment sink

### Bath & Laundry Room

- 3 cm hard surface vanity tops with 6' high backsplash
- Custom designed porcelain tile flooring (with multiple pattern options)
- Oversized walk-in frameless glass shower enclosure and freestanding soaking tub in master bath
- Premium European style plumbing fixtures
- Undermount vitreous china sinks
- Porcelain wall tile in showers and bathtubs
- Polished chrome faucets and bath accessory package
- Full width mirrors over lavatories