

Features List

Construction and Exterior Features:

- Reinforced concrete and masonry system
- Professional bonded soil treatment under entire slab
- Concrete base floors, all levels
- Deep piling concrete foundation
- Stucco exterior finish
- Extra high ceilings throughout
- Parking and storage for each home
- Inlaid ceramic tile architectural accents

Plumbing Features:

- Quick-recovery water heaters
- Marbleized, oversized tub in Master Baths
- Marbleized, vanity tops in all bath areas
- Separate tiled shower with glass enclosure in all Master Baths
- Double stainless steel kitchen sink
- Single-lever water controls in baths and kitchens
- Copper water line provided for refrigerator-icemaker
- Elongated water saver water closets in Master Baths

Electrical Features:

- Pre-wiring for telephone and cable television
- Entry security system connected to elevators
- Pre-wiring for ceiling fans
- Exhaust fans in all baths
- Designer lighting fixtures included inside and outside

- Luminous ceilings and recessed lighting
- Smoke detectors
- Central fire alarm systems

Cabinetry and Trim Features:

- European style mica kitchen cabinets and countertops
- Ceramic tile flooring in kitchen, breakfast, entry, and all baths
- Vinyl covered closet shelving
- Six-panel colonial interior doors
- High quality door hardware and dead bolt at entry
- Marble window sills
- Oversized mirrors in Master Baths
- Plush wall to wall carpeting in living areas, bedrooms, dens, hallways

Energy Saving Features:

- High-efficiency heat pump heating and cooling systems
- Masonry walls insulated to minimum R-4 rating
- Frame walls insulated to minimum R-11 rating
- Ceilings insulated to minimum R-19 rating
- Insulated and weather-stripped entry door
- Tinted windows and sliding glass doors in each home

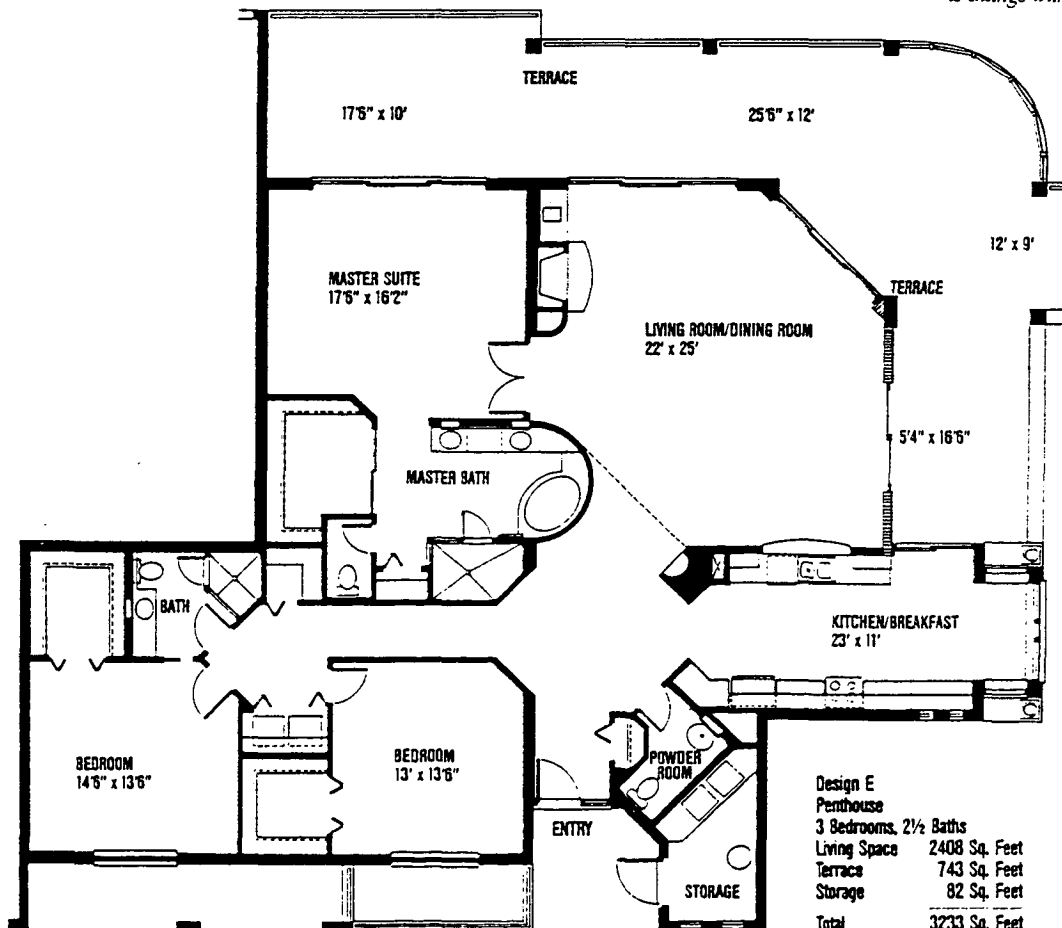
General Standard Features:

- Covered parking space
- Secure storage space
- Building access security system
- Kitchen pantry
- Upgrade appliances including self-cleaning range, pot scrubber, dishwasher, microwave, range hood, sound insulated disposal and side by side refrigerator freezer with through the door ice and water dispenser
- Separate laundry area with washer/dryer in each home
- Professional landscaping throughout, including automatic irrigation, sod and plant materials
- Residents private clubhouse and swimming pool complex
- Private beach access walkways
- Fireplaces and Wetbars in Penthouses

Optional Upgrades:

- Wetbars in living areas
- Beauty spa tubs
- European style range with solid heating elements
- Stained wood cabinets
- Plush heavy pile designer carpet
- Storm shutters on sliding glass doors
- Screened entry door

All dimensions are approximate. Plan subject to revisions deemed advisable by builder, architect or as required by law. Features subject to change without notice.



Offered by Edward J. Ruff Realty, Inc.
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ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPERS, FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES. TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

Prices & features subject to change without notice. Offer void where prohibited by law. Broker cooperation welcomed.

