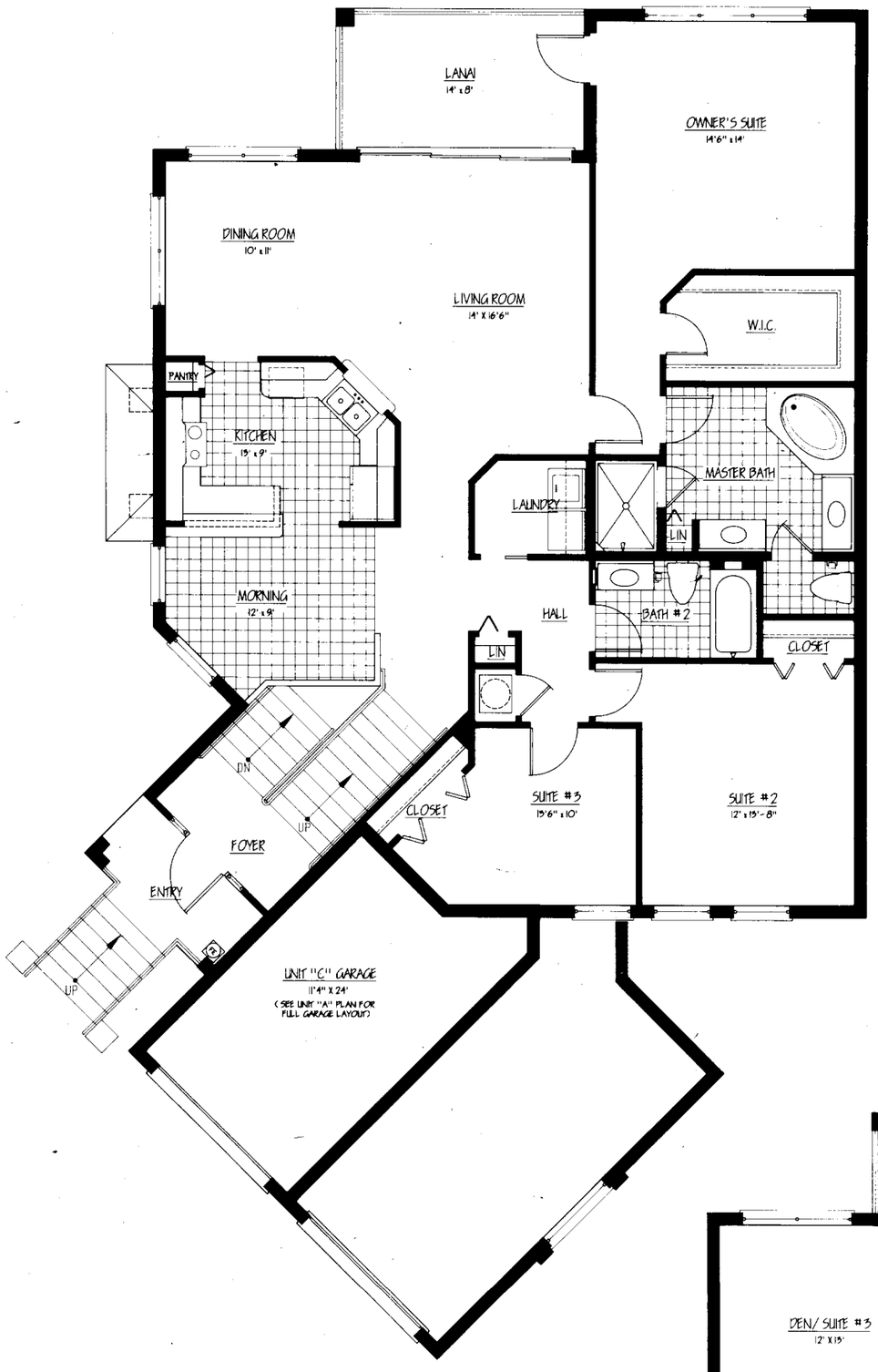
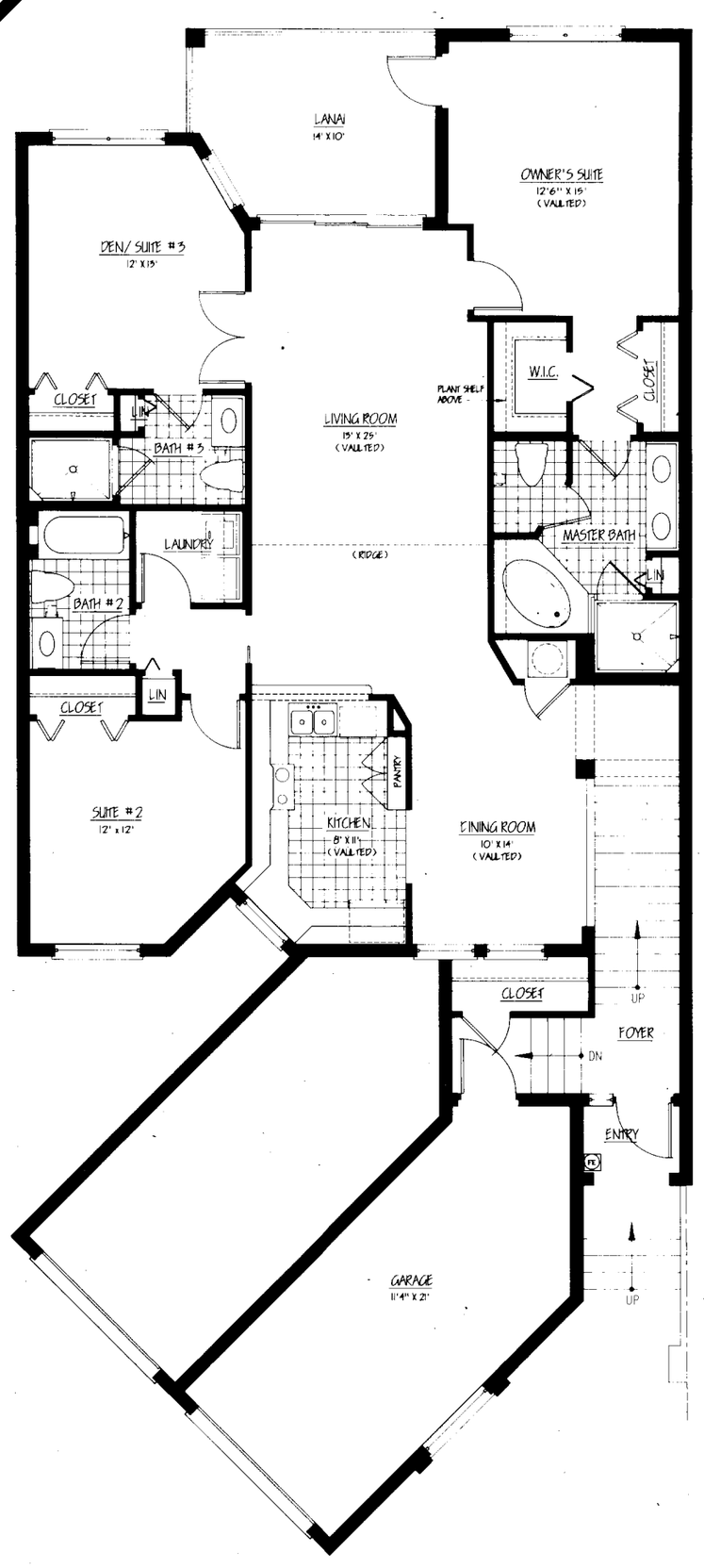


UNIT C

Living:	1,800	Square Feet
Lanai:	112	Square Feet
Garage:	290	Square Feet
Total:	2,202	Square Feet



UNIT D

Living:	1,752	Square Feet
Lanai:	131	Square Feet
Garage:	297	Square Feet
Total:	2,180	Square Feet

EGRET'S WALK

At Pelican Marsh

Second Floor Residences

GARDEN RESIDENCES
STANDARD LUXURY FEATURES

GENERAL

- Concrete block and metal stud construction with stucco finish
- Tile roofs
- Private 1 car attached garage with automatic opener
- Large screened lanai
- White enameled aluminum windows and frames, tinted glass and 8' sliding glass doors
- Large front door entryway
- Pre-wired for security system
- Lush Florida landscaping
- Central water and sewer
- Central irrigation system
- All utilities underground

GENERAL INTERIOR

- Volume 9' ceilings on first floor and 10' ceilings on second floor
- Textured walls throughout, smooth finish in kitchen and bathrooms
- Separate utility room for washer and dryer with cabinets above appliances
- Walls and woodwork finish painted white
- Marble window sills
- 6 panel doors
- Walk-In closets in master suites
- Living Rooms, bedrooms and lanai pre-wired for ceiling fans
- Weatherproof outlets on lanai
- Smoke detectors in all bedrooms
- Central heating and air conditioning with humidistat
- Metal clad insulated front entry door
- Tempered sliding glass doors
- Energy efficient insulation (R-30 In Ceilings)
- Antique nickel finish door hardware with decorator lever handles

KITCHEN AND BATHROOMS

- All General Electric White on White® appliances including side-by-side refrigerator with ice maker, range with self cleaning oven, built in above counter microwave, dishwasher, garbage disposal, washer and dryer
- European mica kitchen cabinets
- Cultured marble vanity tops and sinks in bathrooms
- Large porcelain double sink in kitchen with spray
- Pantry
- Full width mirrors above vanity in bathrooms
- Recessed lights in master bath
- Shower and tub surrounds of ceramic tile
- Double sinks and Roman tubs in master bath
- Tile floors in kitchens, morning rooms & bathrooms

ON SITE AMENITIES

- Spectacularly designed lakes and waterscapes
- Clubhouse complete with furnished social room with television, juice bar, with sink and refrigerator, sauna, exercise room, massage room and fitness coordinator's office
- Lush Florida landscaping
- 2 Large heated swimming pools
- Spacious pool deck area and pool furniture
- Heated spa with timer
- Gate house
- Electronic entry gate with telephone access and TV monitoring from all residences
- On site resident manager's quarters
- Pelican Marsh, the gated golf course community within which Egret's Walk is located, also offers tennis facilities, a clubhouse with restaurant, community parks and a cultural arts center.

The developer reserves the right to substitute items of equal or greater quality pursuant to Florida Statute 718. Unless indicated to the contrary, all improvements are proposed and may be altered by the developer. Further, oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations reference should be made to the documents required by Chapter 718, Florida Statutes.