



Elegant Palm



ELEVATION 1



Living Room • Laundry Room • Covered Entry • Covered Terrace • 2-Car Garage 3,107 Total Sq. Ft. Under Air 520 Sq. Ft - Covered Entry and Terrace 704 Sq. Ft. - Garage and Porte Cochere **4,331 Total Sq. Ft.**



EMERALD PALM





ELEVATION 1

Second Floor



370 Sq. Ft - Covered Entry and Terrace 433 Sq. Ft. - Garage 4,192 Total Sq. Ft.



GOLDEN PALM





ELEVATION 1

Second Floor

Bedroom 2 12'-2" x 16'-2'

Bedroom 3 12'-2'' x 13'-2''

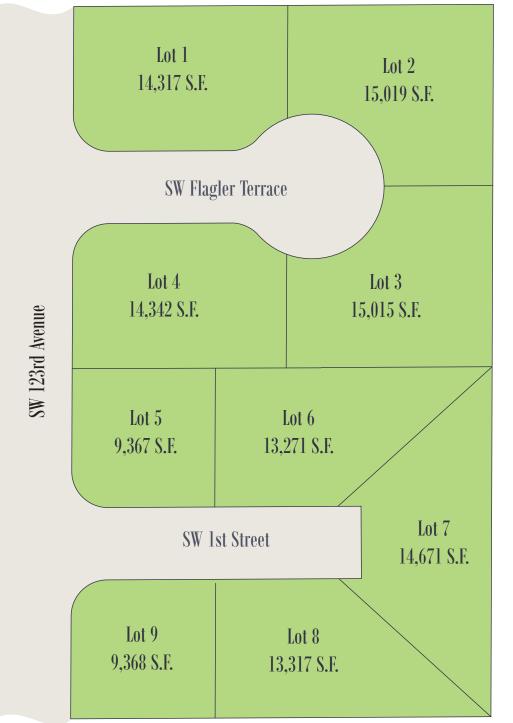
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4,747 Total Sq. Ft.











Specifications

EXTERIOR

- Quality Steel reinforced CBS construction
- Designed frontal elevations with each floor plan
- Spanish-style concrete tile roof
- Architectural accent moldings and bands
- Designer exterior stone
- Quality exterior paint
- Covered entry
- Quality keyed entry handle set
- Insulated weather resistant front door
- Exterior weather proof outlets (G.F.I.) in front and rear
- Durable raised panel garage door with pre-wire for opener
- Exterior hose bibs in front and rear
- Code approved Hurricanes panels
- Decorative exterior coach lights on garage
- Professionally designed landscaping
- Front and back irrigation system
- Paver driveway, walkway, and entry
- Impact resistant windows for extra security
- 8' French doors with impact resistant glass

INTERIOR

- 24" x 24" porcelain tile in all living areas
- Quality wall-to-wall carpeting with padding (choice of decorator colors)
- Raised panel 8' interior doors
- Raised panel 8' bi-fold closet doors
- Vinyl-clad ventilated shelving in all closets
- Walk-in closets in master suites
- Oversized, Colonial style baseboards and door casings throughout
- Quality interior door levers throughout
- Smooth finished walls & textured ceilings
- Decora style rocker light switches throughout
- Pre-wire for cable TV (RG-6 quad shield coaxial cable) in family room and all bedrooms
- Pre-wire for telephone in kitchen, family room and all bedrooms (cat-5 data lines in owners' suite and family room)
- Pre-wire for ceiling fans in family room and all bedrooms
- Quality paint in all walls and ceilings
- Marble windowsills throughout
- Smoke detectors with battery back-up and carbon monoxide detectors
- CPVC water distribution lines
- Energy saving insulated electrical water heater
- High-efficiency central air conditioning and heating system with programmable thermostat
- Elegant stair railing
- Wood flooring in master bedroom

- Gypcrete reinforced underlayment on second floor
- Remote controlled garage door
- Full size washer and dryer
- Laundry room sink
- Full security system with keypad, siren and motion detectors
- Elegant interior architectural details
- Copper wire electrical system
- R-30 fiberglass blown insulation above all air conditioned living spaces
- R-11 insulation between interior and garage wall
- R-4.1 foil insulation on all exterior block walls
- Smart Home ready

KITCHEN

- Custom designed wood cabinets with choice of decorator finishes
- Quality granite countertops in a choice of colors with designed edge
- Undermount stainless steel kitchen sinks with single lever faucet
- Deluxe garbage disposal
- Pantry closet with ventilated shelving
- Quality appliance package featuring:
 - 25 cu-ft. refrigerator with ice maker and water dispenser in the door
 - 30" electric range with ceramic glass top and large oven capacity with self cleaning system
 - Built-in microwave with venting system
 - Built-in five cycle dishwasher

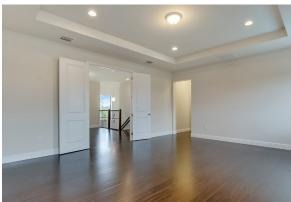
BATHS

- All baths with custom design wood vanity cabinets with cultured marble vanity tops and deluxe hardware
- Quality faucets for all baths, sinks and tubs
- Double vanity sinks with faucets in master bath on select models
- Shower with safety tempered clear glass enclosure
- Elegant porcelain tile on floors and beautiful porcelain tile tub walls in master bath
- Choice of elegant porcelain tile floors in secondary baths
- Exhaust fans
- Elegant lighting over vanities
- Medicine cabinet with mirrored door
- Oversized mirrors

COMMUNITY FEATURES

- Beautiful, quiet neighborhood with low traffic
- Conveniently situated within minutes of the Florida Turnpike, Tamiami Trail (SW 8th Street) and the City of Doral

















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