



BLUE PALMS

at

SOUTHLAND



BLUE PALMS *at* SOUTHLAND

Site Plan



* These lots are subject to lot premiums. Ask a sales representative for more information.





BLUE PALMS
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SOUTHLAND

Standard Features

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 with door chime
- 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
- Decorative exterior coach lights on garage
- Professionally designed landscaping
- Front and back irrigation system
- Concrete driveway, walkway, and entry
- Aluminum framed horizontal rolling windows

INTERIOR

- Ceramic tile in foyer, kitchen, breakfast and A/C laundry room
- Quality wall-to-wall carpeting with padding (choice of decorator colors)
- Raised panel interior doors
- Raised panel bi-fold closed doors
- Vinyl-clad ventilated shelving in all closets
- Walk-in closets in master suites
- Colonial style baseboard and door trim throughout
- Quality interior door levers throughout
- Textured walls & 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
- 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

- Pre-wire for security system
- Washer and dryer connections
- Copper wire electrical system
- R-30 Fiberglass blown insulation above all air conditioned living space
- R-11 insulation between interior and garage wall
- R-4.1 foil insulation on all exterior block walls

KITCHEN

- Beautifully designed Thermofoil cabinets with choice of decorative finishes
- Quality laminate countertops in a choice of colors with bullnose edge
- Stainless steel kitchen sinks with single lever faucet
- 1/3 HP in-sink disposer
- Pantry closet with close mesh ventilated wire shelving
- Quality Whirlpool appliance package featuring:
 - Side-by-Side refrigerator with ice and water dispenser on the door
 - Freestanding electric range with easy wipe ceramic glass cooktop
 - Over-the-Range microwave with hidden vent
 - Dishwasher

BATHS

- Beautifully designed Thermofoil vanity cabinets with cultured marble vanity tops in all bathrooms
- Quality faucets for all baths, sinks and tubs
- Double vanity sinks with faucets in master bath
- Shower with safety tempered clear glass enclosure
- Elegant ceramic tile floors and beautiful ceramic tile tub walls in master bath
- Choice of elegant ceramic tile floors in secondary baths
- Exhaust fans in all baths
- Elegant lighting over vanities
- Medicine cabinet with mirrored door
- Oversized mirrors

COMMUNITY FEATURES

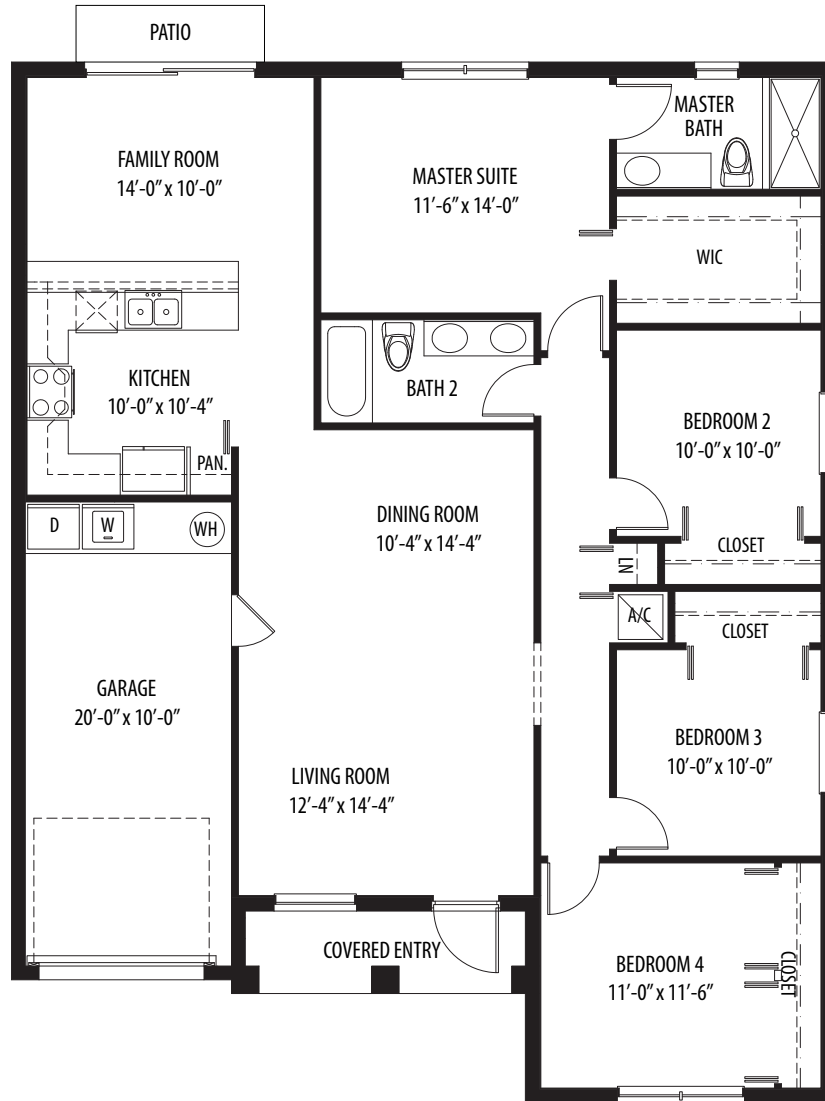
- Quiet suburban community in southern Miami-Dade
- Walking distance from the newly developed William Randolph Park
- Conveniently situated within minutes of the Florida Turnpike and US-1





BLUE PALMS
at
SOUTHLAND

Bonsai Palm



One-Story • 4 Bedrooms • 2 Bathrooms • Living Room • Dining Room
Family Room • Covered Entry • Patio • 1-Car Garage

1,667 Total Sq. Ft. Under Air

65 Sq. Ft. Covered Entry

241 Sq. Ft. Garage

1,973 Total Sq. Ft.

Artist's Concept Only

MountainCove
HOMES
A Higher Standard

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Bonsai Palm

One-Story • 4 Bedrooms • 2 Bathrooms • Family Room • Dining Room
Living Room • Covered Entry • 1-Car Garage



ELEVATION 1

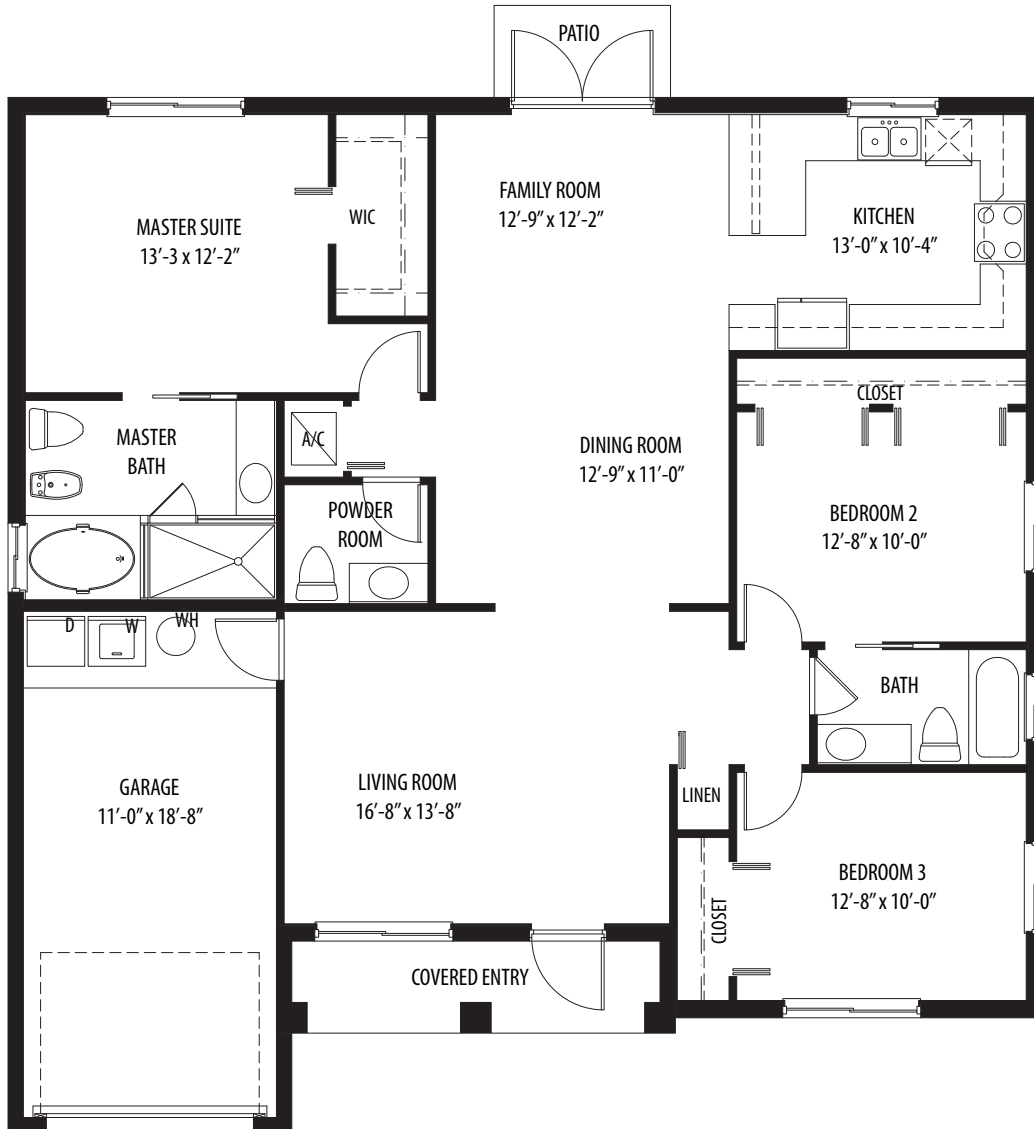


ELEVATION 2



BLUE PALMS
at
SOUTHLAND

Cascade Palm



One-Story • 3 Bedrooms • 2-1/2 Bathrooms • Living Room • Dining Room
Family Room • Covered Entry • Patio • 1-Car Garage

1,548 Total Sq. Ft. Under Air

64 Sq. Ft. Covered Entry

270 Sq. Ft. Garage

1,862 Total Sq. Ft.

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Cascade Palm

One-Story • 3 Bedrooms • 2-1/2 Bathrooms • Living Room
Dining Room • Family Room • Laundry • Covered Entry • 1-Car Garage



ELEVATION 1

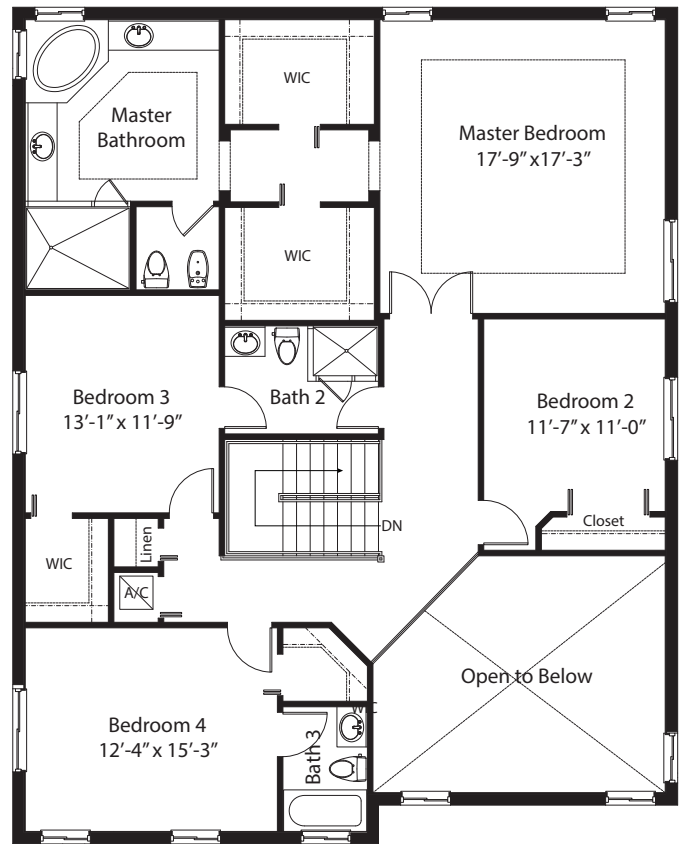
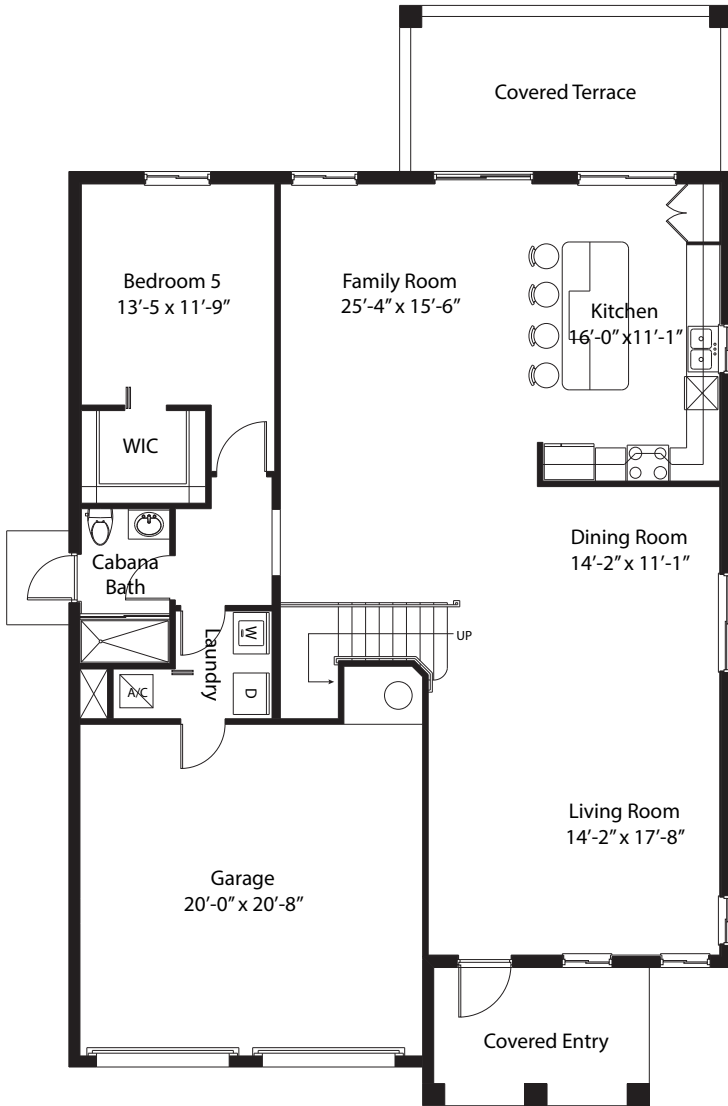


ELEVATION 2



BLUE PALMS at SOUTHLAND

Foxtail Palm



Two-Story • 5 Bedrooms • 4 Bathrooms • Family Room • Dining Room
 Living Room • Laundry Room • Covered Entry • Covered Terrace • 2-Car Garage
 3,243 Total Sq. Ft. Under Air
 314 Sq. Ft. - Covered Entry and Terrace
 457 Sq. Ft. - Garage
4,014 Total Sq. Ft.

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Foxtail Palm

Two-Story • 5 Bedrooms • 4 Bathrooms • Family Room • Dining Room
Living Room • Laundry Room • Covered Entry • Covered Terrace • 2-Car Garage



ELEVATION 1

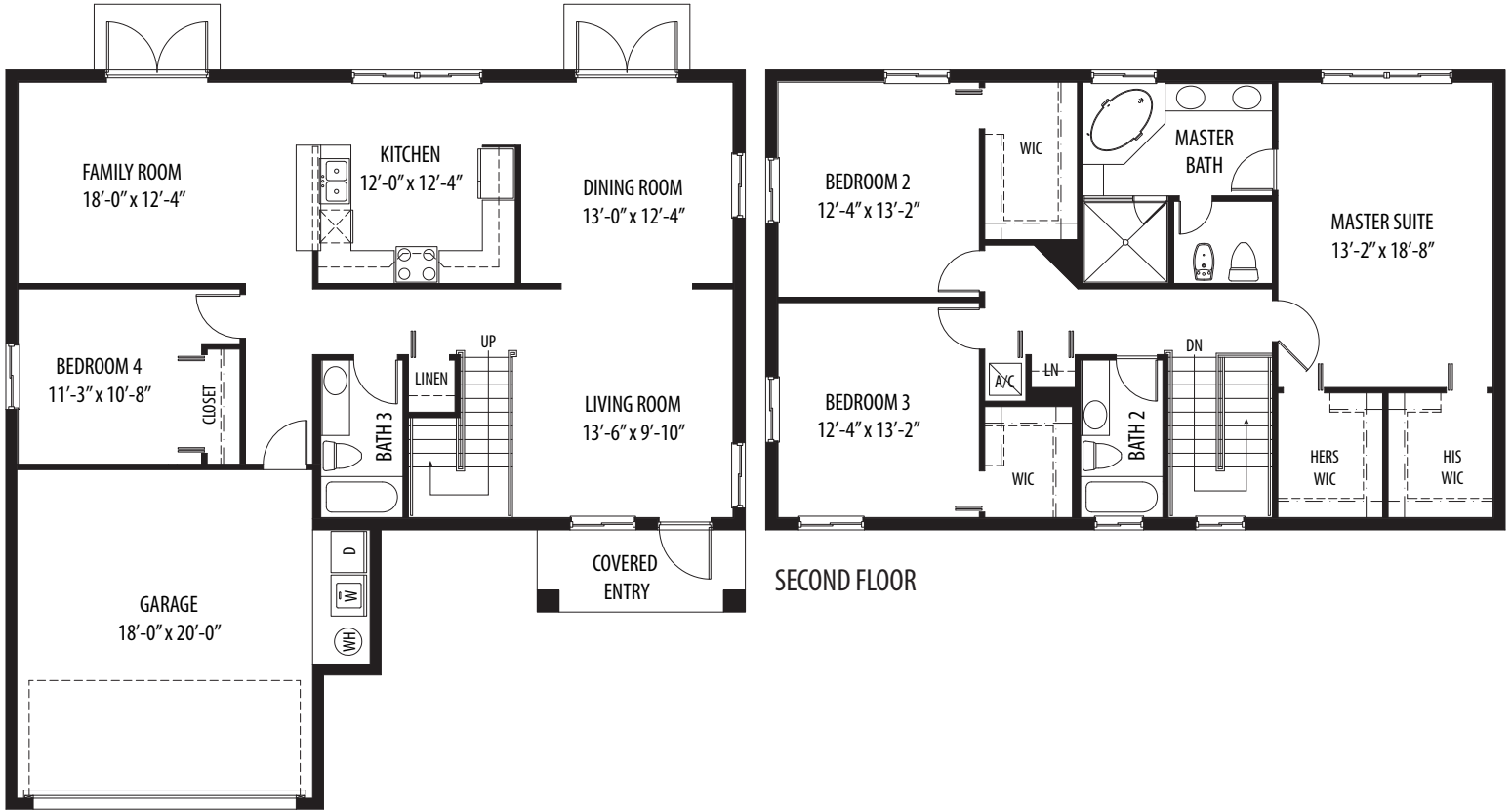


ELEVATION 2



BLUE PALMS
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Grand Palm



GROUND FLOOR

SECOND FLOOR

Two-Story • 4 Bedrooms • 3 Bathrooms • His/Hers Closets • Living Room
Dining Room • Family Room • Covered Entry • Patio • 2-Car Garage
2,452 Total Sq. Ft. Under Air
63 Sq. Ft. Covered Entry
428 Sq. Ft. • Garage
2,943 Total Sq. Ft.

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BLUE PALMS "SOUTHLAND"



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Grand Palm

Two-Story • 4 Bedrooms • 3 Bathrooms • Living Room • Dining Room
Family Room • Covered Entry • Covered Terrace • 2-Car Garage



ELEVATION 1



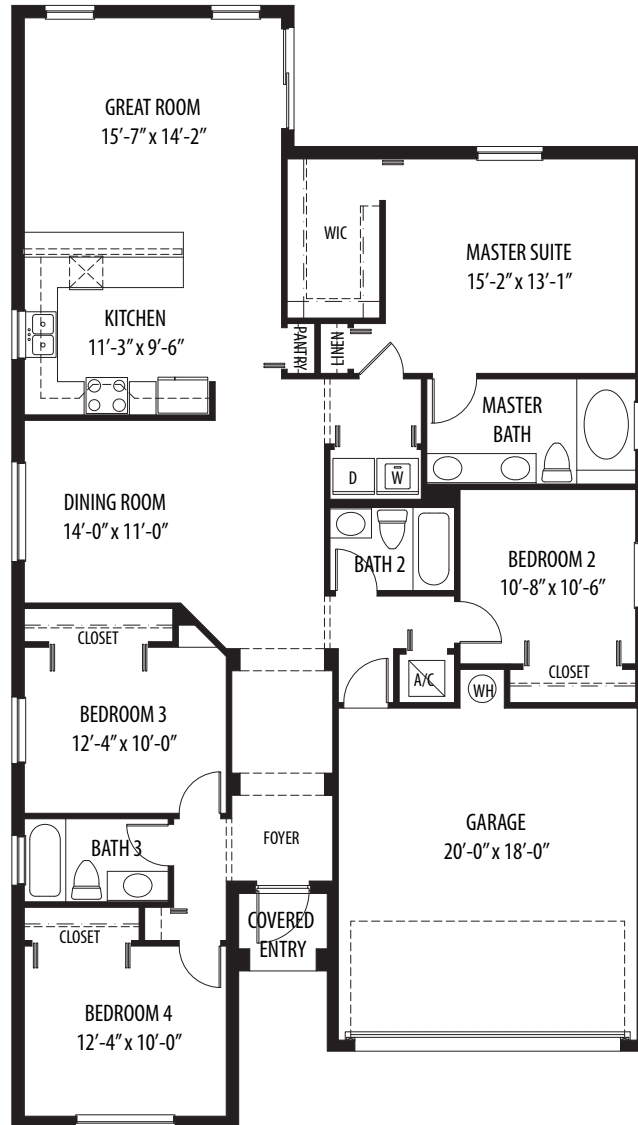
ELEVATION 2

Artist's Concept Only



BLUE PALMS
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Paradise Palm



One-Story • 4 Bedrooms • 3 Bathrooms • Dining Room
Family Room • Covered Entry • Patio • 2-Car Garage
1,846 Total Sq. Ft. Under Air
25 Sq. Ft. Covered Entry
392 Sq. Ft. • Garage
2,263 Total Sq. Ft.

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Paradise Palm

One-Story • 4 Bedrooms • 3 Bathrooms • Dining Room
Family Room • Covered Entry • Patio • 2-Car Garage



ELEVATION 1

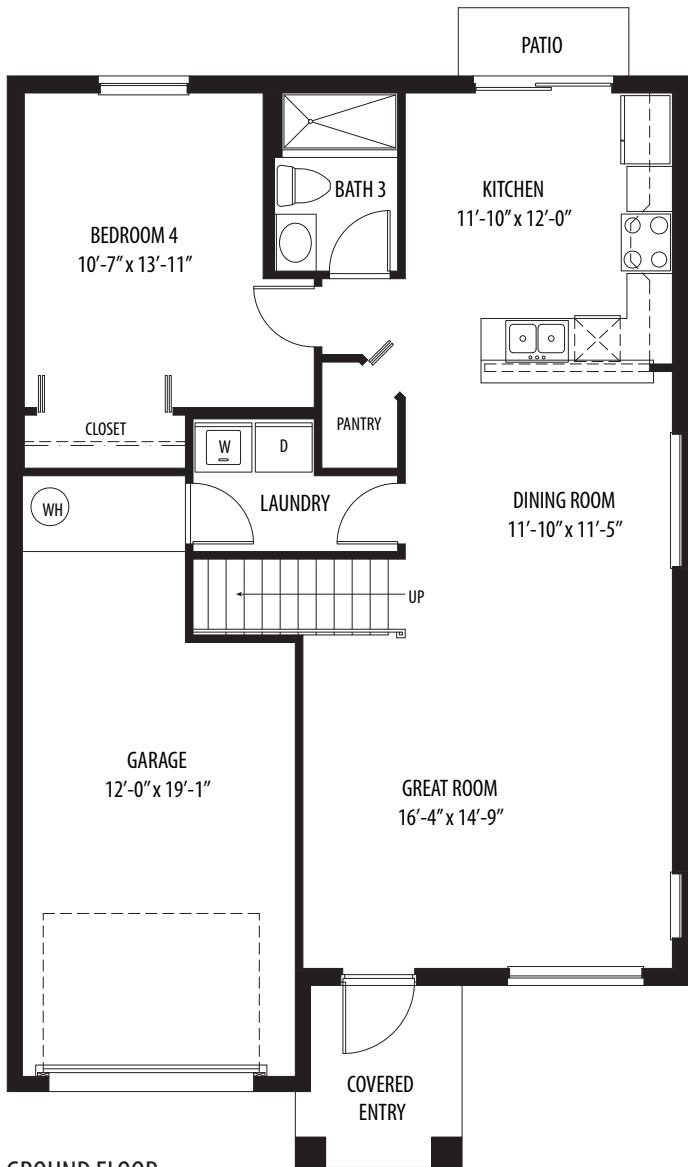


ELEVATION 2

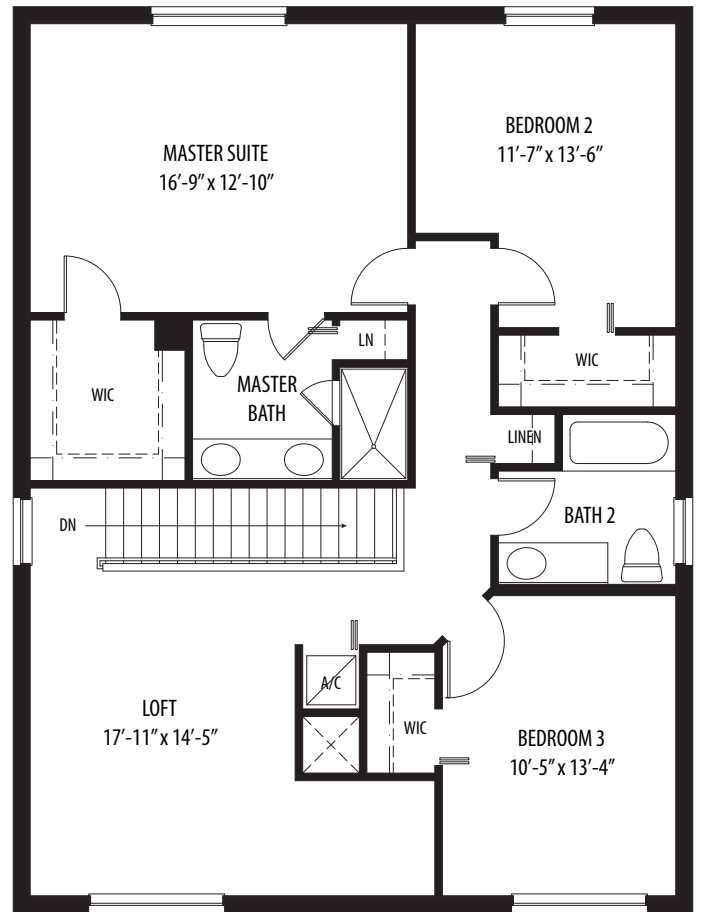


BLUE PALMS *at* SOUTHLAND

Queen Palm



GROUND FLOOR



SECOND FLOOR

Two-Story • 4 Bedrooms • 3 Bathrooms • Loft • Great Room
 Dining Room • Laundry Room • Covered Entry • Patio • 1-Car Garage
2,110 Total Sq. Ft. Under Air
58 Sq. Ft. Covered Entry
308 Sq. Ft. Garage
2,476 Total Sq. Ft.

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Queen Palm

Two-Story • 4 Bedrooms • 3 Bathrooms • Loft • Great Room
Dining Room • Laundry Room • Covered Entry • Patio • 1-Car Garage



ELEVATION 1

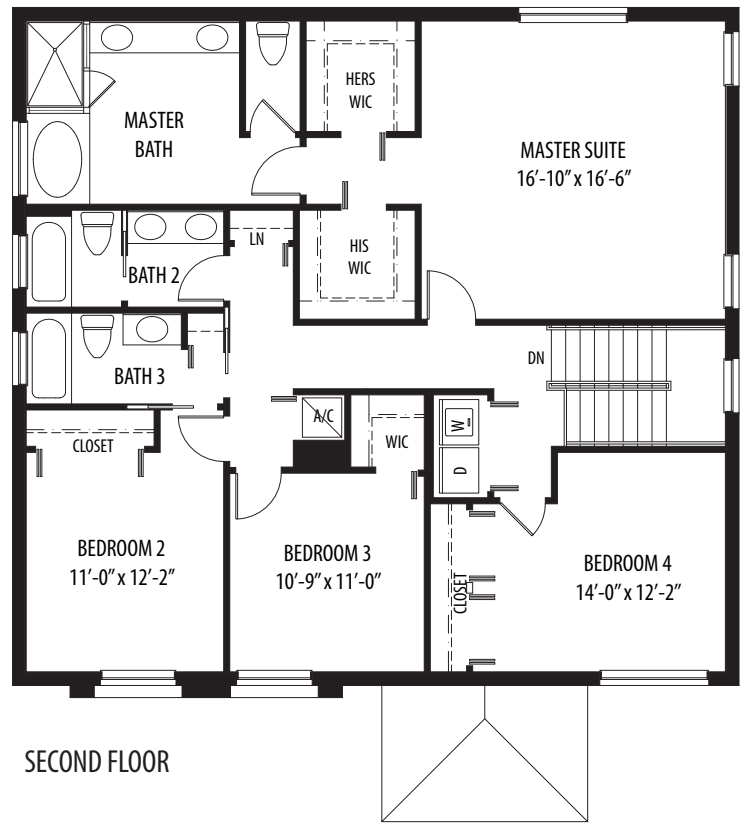
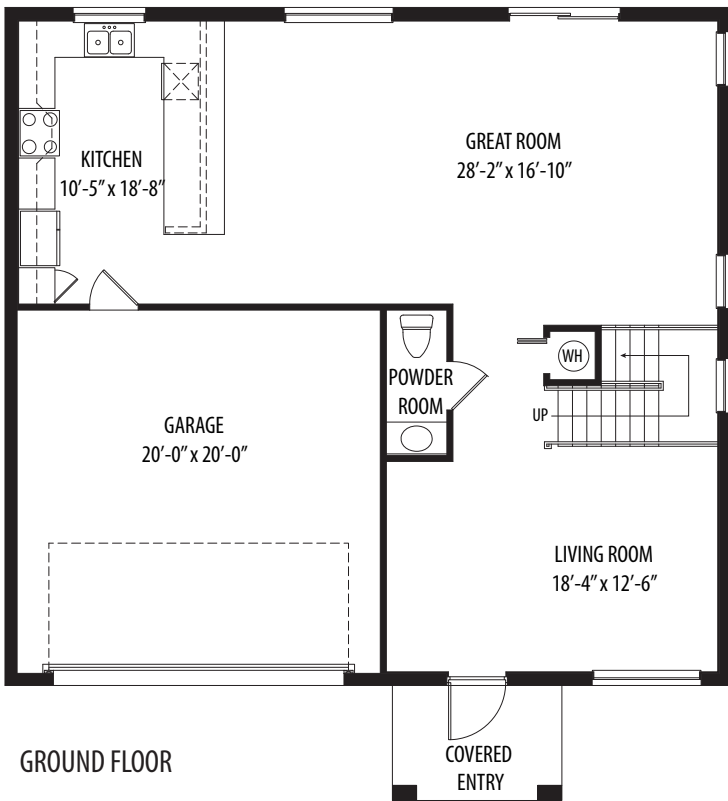


ELEVATION 2



BLUE PALMS
at
SOUTHLAND

Sage Palm



GROUND FLOOR

SECOND FLOOR

Artist's Concept Only

Two-Story • 4 Bedrooms • 3.5 Bathrooms • His/Hers Closets • Great Room
Living Room • Covered Entry • 2-Car Garage
2,488 Total Sq. Ft. Under Air
60 Sq. Ft. Covered Entry
427 Sq. Ft. Garage
2,975 Total Sq. Ft.



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Sage Palm

Two-Story • 4 Bedrooms • 3.5 Bathrooms • Family Room • Dining Room
Living Room • Laundry Room • Covered Entry • 2-Car Garage



ELEVATION 1



ELEVATION 2