



# SOUTH KENDALL

TOWNHOMES

 **MountainCoveHomes®**  
*A Higher Standard*



[www.MountainCoveHomes.com](http://www.MountainCoveHomes.com)



# HOME FEATURES



## STRUCTURAL ELEMENTS

- Reinforced concrete monolithic foundation slab
- Concrete masonry block exterior walls
- Professionally engineered roof and floor trusses with hurricane structural hardware and bracing
- Code approved hurricane panels
- Aluminum framed windows with code compliant hurricane panels

## EXTERIOR FINISHES

- Architecturally designed exterior elevation
- Roof Shingles with manufacturer's warranty
- Architectural accent moldings and bands
- Sherwin Williams® exterior paint
- Covered entry and Balcony
- French door (option)
- Professionally designed landscaping
- Combination of pavers and concrete driveways, entry walkways, and patios

## INTERIOR FINISHES

- 20" x 20" ceramic tile in kitchen, foyer, A/C closet and laundry room
- Exquisite wall-to-wall carpeting installed on quality padding with choice of rich colors
- Two panel interior doors
- Matching 2-panel bi-fold closet doors
- Vinyl-coated ventilated shelving in all closets
- Walk-in closets in Master Suites
- Flat style baseboard and door trim throughout
- Satin nickel interior door levers throughout
- Knockdown textured finish on walls and ceilings (including bathrooms)
- Sherwin Williams® interior paint on all walls and ceilings

## CLIMATE CONTROL & ENERGY EFFICIENCY

- Quality Brand Name central air conditioning and heating system with programmable digital thermostat
- R-30 blown berglass insulation above all air-conditioned living space
- R-11 BATT insulation between interior walls
- R-4.1 foil insulation on all exterior masonry walls
- Quality exhaust fans in all bathroom

## ELECTRICAL COMPONENTS

- Copper wire electrical system
- Minimum 150-amp electrical panel with circuit breakers
- Decora style rocker light switches and outlets throughout
- Pre-wired for ceiling fans in all bedrooms
- Wired for cable TV with RG-6 quad shield coaxial cable in all bedrooms
- Structured wiring for phone in kitchen and all bedrooms, and CAT-5 data lines in Master Suite
- Wired smoke detectors with battery back-up and carbon monoxide detectors
- Exterior weather proof outlets (G.F.I.) in front and rear

## PLUMBING

- CPVC water distribution lines
- ENERGY STAR® qualified insulated electrical water heater
- Moen® bathroom faucets throughout
- Elongated toilets throughout
- Washer and Dryer connections
- Exterior hose bibs in front and rear
- Pedestal Sink in powder room

## KITCHEN & BATHS

- Custom designed wood cabinets with choice of decorator finishes
- Formica countertops in a choice of colors
- Stainless steel kitchen sink with Moen® single lever faucet
- Deluxe in-sink garbage disposal
- Whirlpool® white appliance package featuring:
  - 25 cu. ft. side-by-side refrigerator with ice maker and water dispenser in the door
  - Electric range with Ceramic Glass cooktop and large oven capacity with SteamClean Option
  - 1.7 cu. ft. Microwave Hood combination with electronic controls
  - ENERGY STAR® qualified dishwasher with Soil Sensor
- Custom designed wood vanity cabinets with vanity tops and deluxe hardware
- Quality faucets for all baths, sinks and tubs
- Double vanity sinks in Master Suite Bathrooms
- Clear tempered glass enclosures at shower
- Choice of elegant ceramic tile floors and bath shower walls
- 18"x18" Ceramic tile floor Master Bathroom
- 10"x17" Ceramic tile floor in Secondary Bathrooms
- Full vanity mirrors in all baths

## THE HIGHER STANDARD ASSURANCE

- Closing Cost incentives when using a preferred lender for financing\*
- Mountain Cove Homes 1-year Warranty
- New Home Warranty from Bonded Builders® Warrant Group. Covers your new home for 1-year workmanship and 10-years structure.

\*Not all buyers will qualify. Not redeemable for cash. All terms and conditions subject to credit approval, market changes and availability. Buyers are not required to finance through preferred lender as a condition of purchase or access to settlement services. Included features subject to change without prior notice or obligation. As a result, please consult with one of our sales representatives for the latest community information.



ARTIST CONCEPT

# FOR SALE

LIMITED  
TIME  
OFFER

FROM THE UPPER

**\$200<sup>s</sup>**



*Make your dream a reality!*

(786) 458-1805

[www.MountainCoveHomes.com](http://www.MountainCoveHomes.com)

REALTOR'S B.C.

NOTES: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

BUILDING	UNITS	TOTAL	BUILDING	UNITS	TOTAL
1	101-Corner	1,518	2	101-Corner	1,518
	102-Interior	1,494		102-Interior	1,494
	103-Interior	1,494		103-Interior	1,494
	104-Interior	1,494		104-Interior	1,494
	105-Interior	1,494		105-Interior	1,494
	106-Interior	1,494		106-Interior	1,494
	107-Corner	1,518		106-Corner	1,518

PLANS, ARCHITECTURAL DRAWINGS, PICTURES, PHOTOGRAPHS, FEATURES, COLORS, AND ELEVATIONS ARE THE ARTIST'S CONCEPT AND MAY CONTAIN OPTIONS WHICH ARE NOT STANDARD. BUILDER RESERVES THE RIGHT TO MAKE REASONABLE MODIFICATIONS TO THE PLANS AND SPECIFICATIONS, INCLUDING BUILDING ORIENTATION ON LOT AND REVERSAL. PROVIDED DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND SHOULD NOT BE USED AS REPRESENTATION OF THE HOME'S PRECISE OR ACTUAL SIZE. ANY STATEMENT, VERBAL OR WRITTEN, REGARDING "A/C SQUARE FEET", OR "TOTAL AREA SQUARE FEET", OR ANY REPRESENTATION OF THE SQUARE FOOTAGE SIZE OF ANY HOME IS A SHORTHAND DESCRIPTION OF THE MANNER IN WHICH THE SQUARE FOOTAGE WAS ESTIMATED AND SHOULD NOT BE CONSTRUED TO INDICATE SURENESS.

# SK UNIT MODEL

TWO-STORY • 3 BEDROOMS • 3.5 BATHROOMS • GREATROOM

**Corner:**

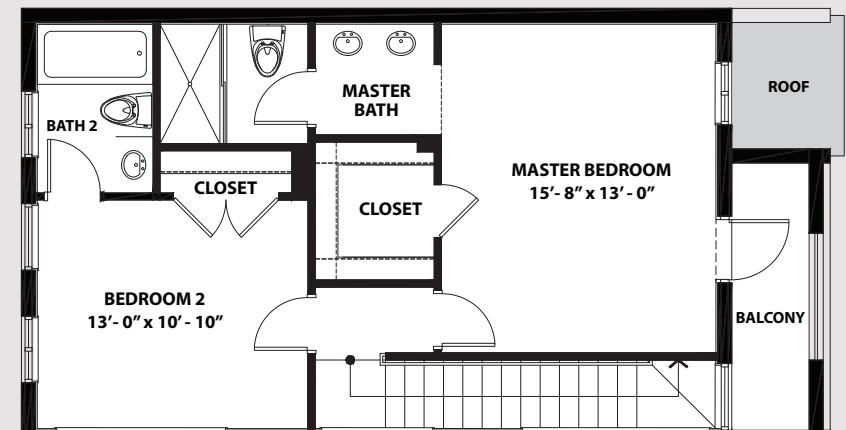
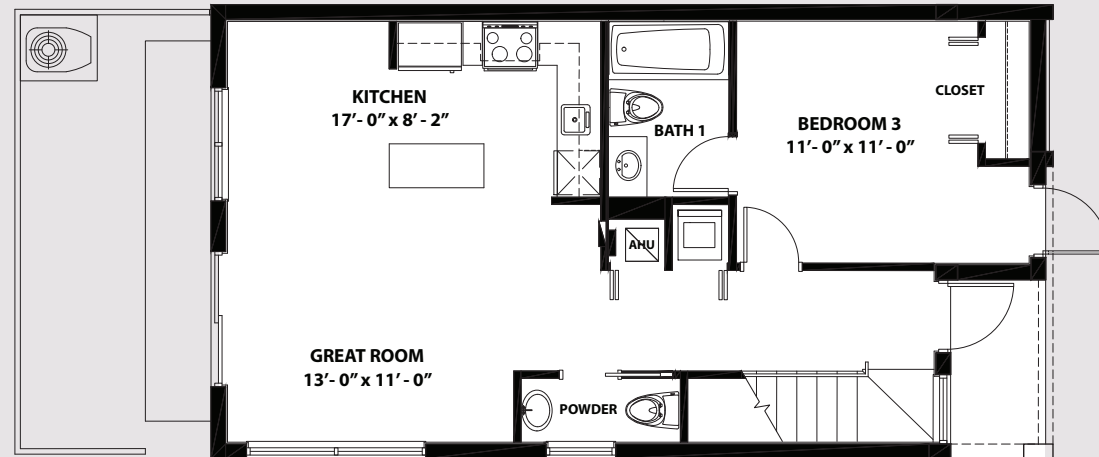
**1,422 Sq. Ft. Under Air + 96 Sq. Ft. Covered Entry, Balcony, Terrace and Patio = 1,518 Total Sq. Ft.**

**Interior:**

**1,400 Sq. Ft. Under Air + 94 Sq. Ft. Covered Entry, Balcony, Terrace and Patio = 1,494 Total Sq. Ft.**



ARTIST CONCEPT



PLANS, ARCHITECTURAL DRAWINGS, PICTURES, PHOTOGRAPHS, FEATURES, COLORS, AND ELEVATIONS ARE THE ARTIST'S CONCEPT AND MAY CONTAIN OPTIONS WHICH ARE NOT STANDARD. BUILDER RESERVES THE RIGHT TO MAKE REASONABLE MODIFICATIONS TO THE PLANS AND SPECIFICATIONS, INCLUDING BUILDING ORIENTATION ON LOT AND REVERSAL. PROVIDED DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND SHOULD NOT BE USED AS REPRESENTATION OF THE HOME'S PRECISE OR ACTUAL SIZE. ANY STATEMENT, VERBAL OR WRITTEN, REGARDING "A/C SQUARE FEET", OR "TOTAL AREA SQUARE FEET", OR ANY REPRESENTATION OF THE SQUARE FOOTAGE SIZE OF ANY HOME IS A SHORTHAND DESCRIPTION OF THE MANNER IN WHICH THE SQUARE FOOTAGE WAS ESTIMATED AND SHOULD NOT BE CONSTRUED TO INDICATE SURENESS.





GROUND FLOOR



SECOND FLOOR

ARTIST CONCEPT



PLANS, ARCHITECTURAL DRAWINGS, PICTURES, PHOTOGRAPHS, FEATURES, COLORS, AND ELEVATIONS ARE THE ARTIST'S CONCEPT AND MAY CONTAIN OPTIONS WHICH ARE NOT STANDARD. BUILDER RESERVES THE RIGHT TO MAKE REASONABLE MODIFICATIONS TO THE PLANS AND SPECIFICATIONS, INCLUDING BUILDING ORIENTATION ON LOT AND REVERSAL. PROVIDED DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND SHOULD NOT BE USED AS REPRESENTATION OF THE HOME'S PRECISE OR ACTUAL SIZE. ANY STATEMENT, VERBAL OR WRITTEN, REGARDING "A/C SQUARE FEET", OR "TOTAL AREA SQUARE FEET", OR ANY REPRESENTATION OF THE SQUARE FOOTAGE SIZE OF ANY HOME IS A SHORTHAND DESCRIPTION OF THE MANNER IN WHICH THE SQUARE FOOTAGE WAS ESTIMATED AND SHOULD NOT BE CONSTRUED TO INDICATE SURENESS.

FLOOR PLANS

# FOR SALE

*Make your dream a reality!*

LIMITED  
TIME  
OFFER

FROM THE UPPER

\$200<sup>s</sup>

Private Road

SW 254<sup>th</sup> St

ARTIST CONCEPT

SK  
SOUTH KENDALL  
TOWNHOMES

MountainCoveHomes<sup>®</sup>  
A Higher Standard

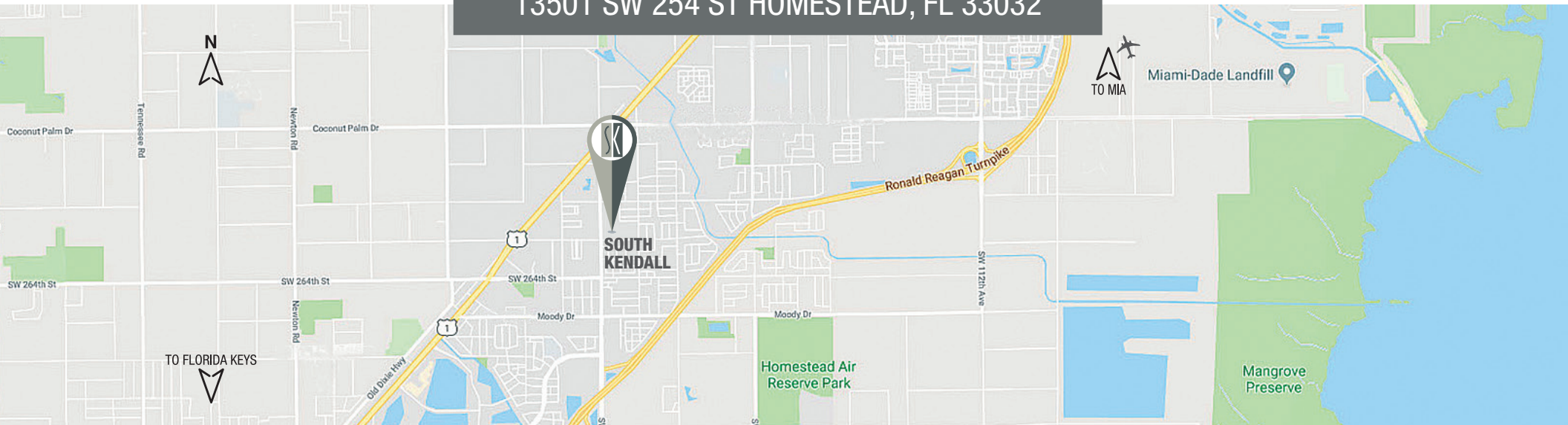
PLANS, ARCHITECTURAL DRAWINGS, PICTURES, PHOTOGRAPHS, FEATURES, COLORS, AND ELEVATIONS ARE THE ARTIST'S CONCEPT AND MAY CONTAIN OPTIONS WHICH ARE NOT STANDARD. BUILDER RESERVES THE RIGHT TO MAKE REASONABLE MODIFICATIONS TO THE PLANS AND SPECIFICATIONS, INCLUDING BUILDING ORIENTATION ON LOT AND REVERSAL. PROVIDED DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND SHOULD NOT BE USED AS REPRESENTATION OF THE HOME'S PRECISE OR ACTUAL SIZE. ANY STATEMENT, VERBAL OR WRITTEN, REGARDING "A/C SQUARE FEET", OR "TOTAL AREA SQUARE FEET", OR ANY REPRESENTATION OF THE SQUARE FOOTAGE SIZE OF ANY HOME IS A SHORTHAND DESCRIPTION OF THE MANNER IN WHICH THE SQUARE FOOTAGE WAS ESTIMATED AND SHOULD NOT BE CONSTRUED TO INDICATE SURENESS.

AERIAL VIEW



**SK**  
**SOUTH KENDALL**  
 TOWNHOMES  
**MountainCoveHomes®**  
*A Higher Standard*

**13501 SW 254 ST HOMESTEAD, FL 33032**



**MountainCoveHomes®**  
*A Higher Standard*

**(786) 458-1805 • [www.MountainCoveHomes.com](http://www.MountainCoveHomes.com)**



PLANS, ARCHITECTURAL DRAWINGS, PICTURES, PHOTOGRAPHS, FEATURES, COLORS, AND ELEVATIONS ARE THE ARTIST'S CONCEPT AND MAY CONTAIN OPTIONS WHICH ARE NOT STANDARD. BUILDER RESERVES THE RIGHT TO MAKE REASONABLE MODIFICATIONS TO THE PLANS AND SPECIFICATIONS, INCLUDING BUILDING ORIENTATION ON LOT AND REVERSAL. PROVIDED DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND SHOULD NOT BE USED AS REPRESENTATION OF THE HOME'S PRECISE OR ACTUAL SIZE. ANY STATEMENT, VERBAL OR WRITTEN, REGARDING "A/C SQUARE FEET", OR "TOTAL AREA SQUARE FEET", OR ANY REPRESENTATION OF THE SQUARE FOOTAGE SIZE OF ANY HOME IS A SHORTHAND DESCRIPTION OF THE MANNER IN WHICH THE SQUARE FOOTAGE WAS ESTIMATED AND SHOULD NOT BE CONSTRUED TO INDICATE SURENESS.

