



The Preserve
at CUTLER BAY

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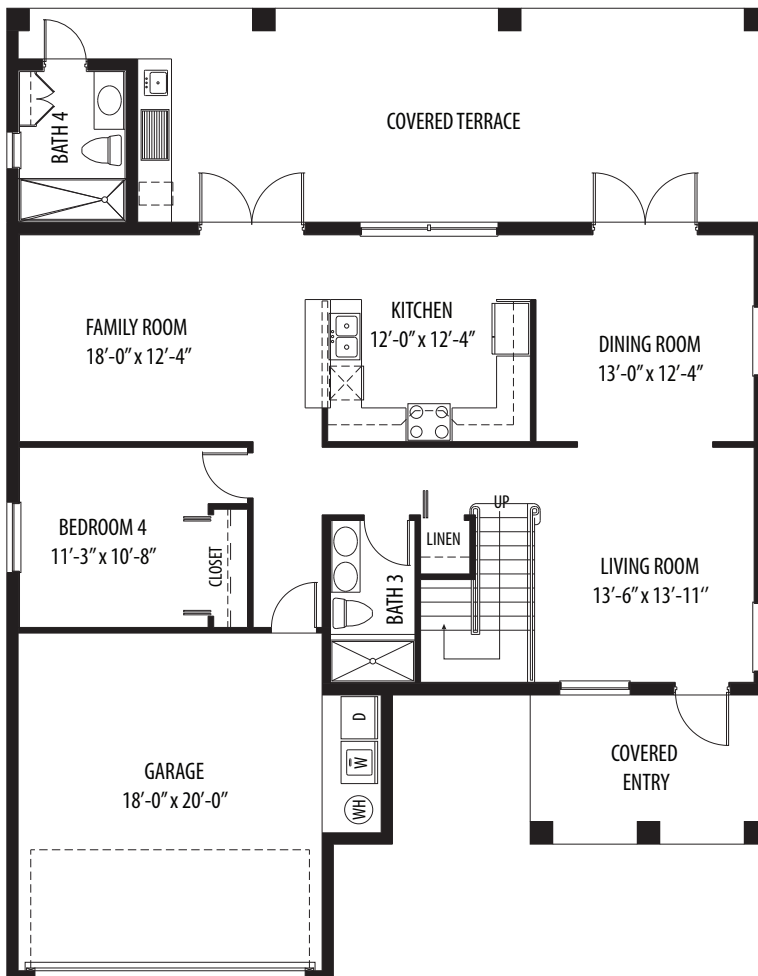
ARBOR



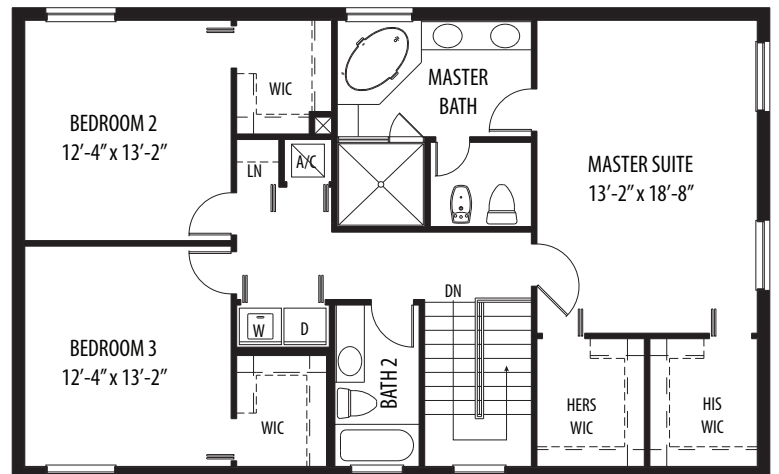
ELEVATION 1



ELEVATION 2



GROUND FLOOR



SECOND FLOOR

Two-Story • 4 Bedrooms • 4 Bathrooms • His/Hers Closets • Living Room
Dining Room • Family Room • Covered Entry • Covered Terrace • 2-Car Garage
2,461 Total Sq. Ft. Under Air
619 Sq. Ft. Covered Entry and Terrace
428 Sq. Ft. • Garage
3,508 Total Sq. Ft.

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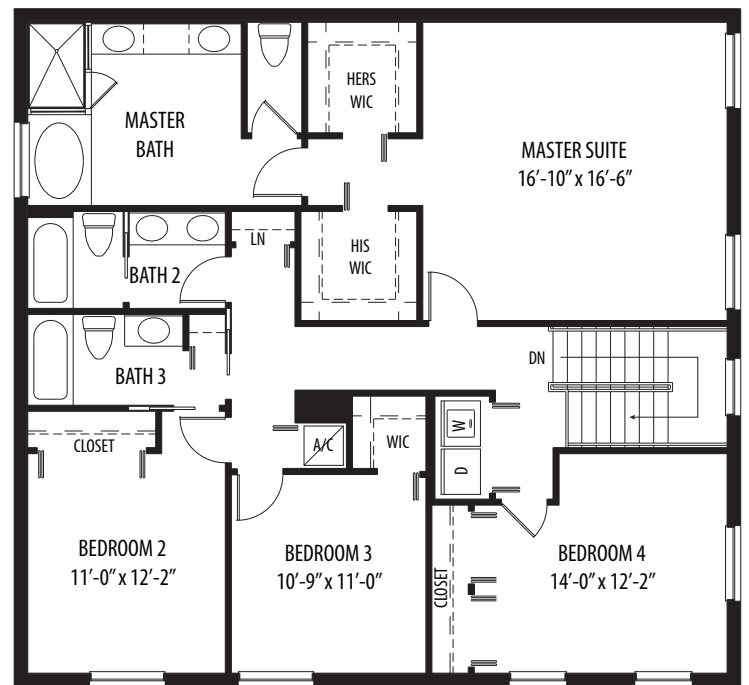
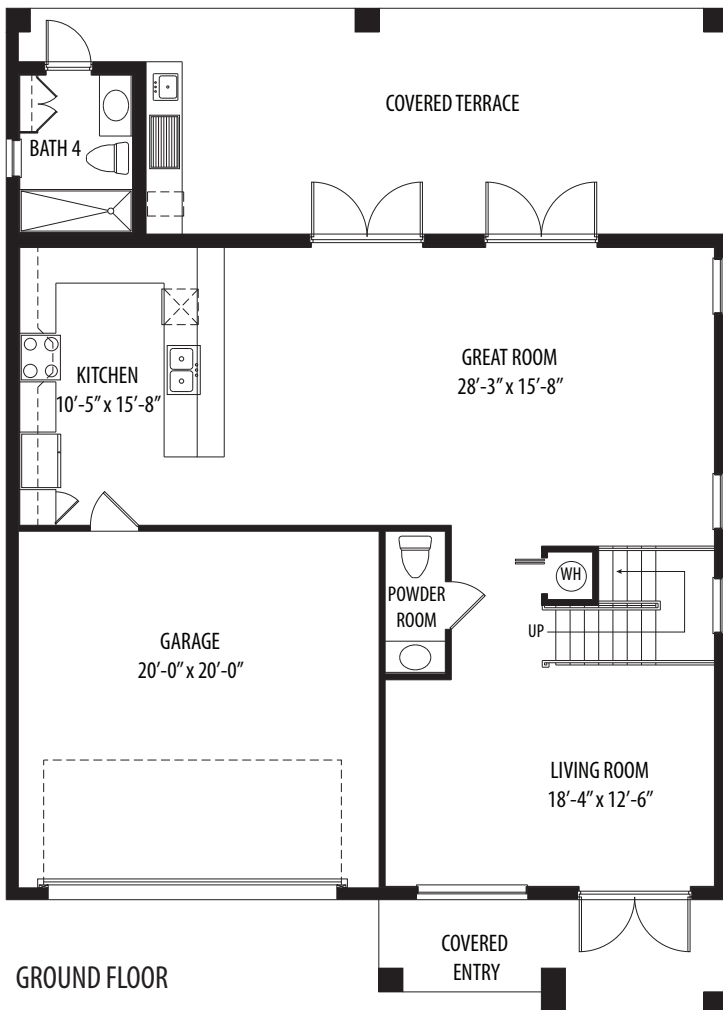
BIRCH



ELEVATION 1



ELEVATION 2



Two-Story • 4 Bedrooms • 4.5 Bathrooms • His/Hers Closets • Great Room
Living Room • Covered Entry • Covered Terrace • 2-Car Garage
2,565 Total Sq. Ft. Under Air
545 Sq. Ft. • Covered Entry and Terrace
427 Sq. Ft. • Garage
3,537 Total Sq. Ft.

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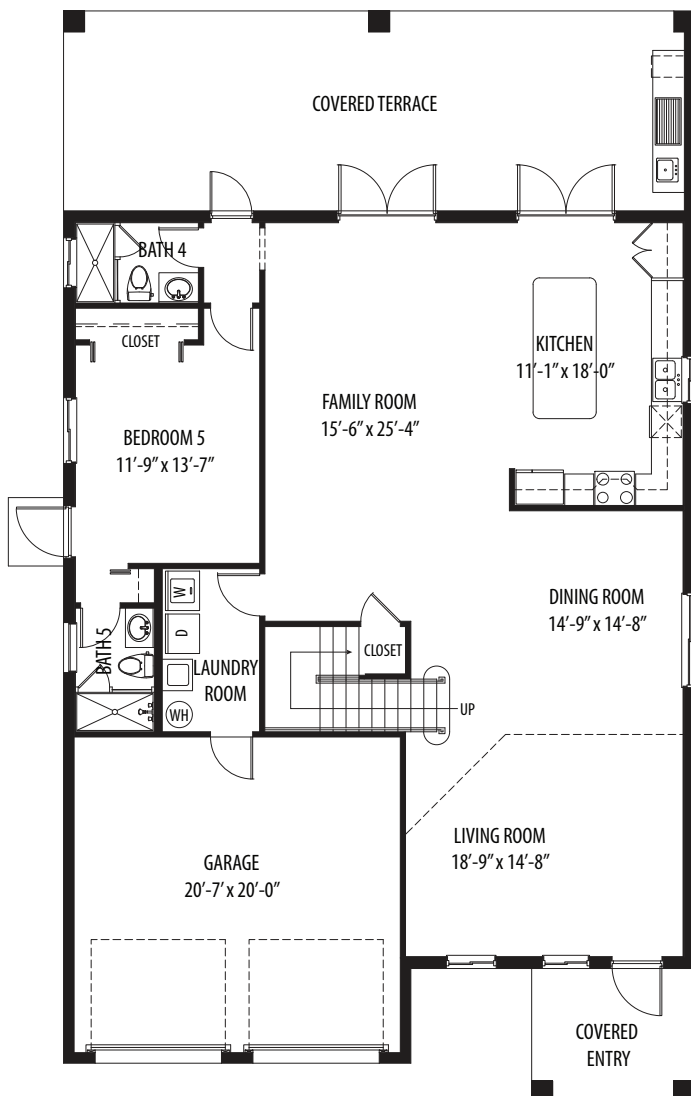
CYPRESS



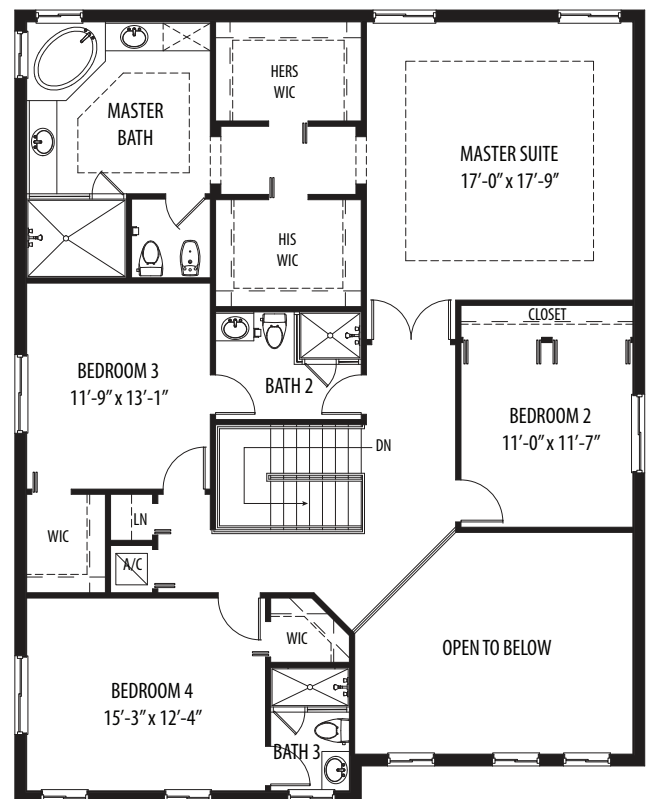
ELEVATION 1



ELEVATION 2



GROUND FLOOR



SECOND FLOOR

Two-Story • 5 Bedrooms • 5 Bathrooms • His/Hers Closets • Living Room
Dining Room • Family Room • Covered Entry • Covered Terrace • 2-Car Garage
3,578 Total Sq. Ft. Under Air
487 Sq. Ft. Covered Entry and Terrace
444 Sq. Ft. • Garage
4,509 Total Sq. Ft.

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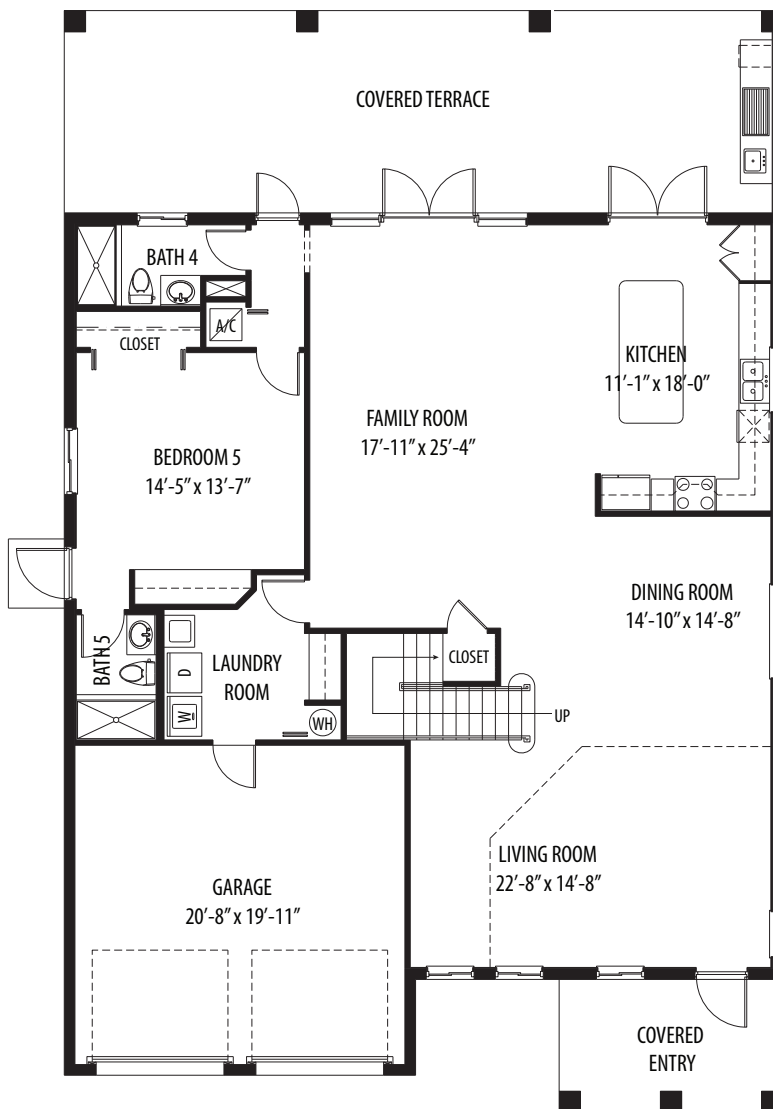
DEERWOOD



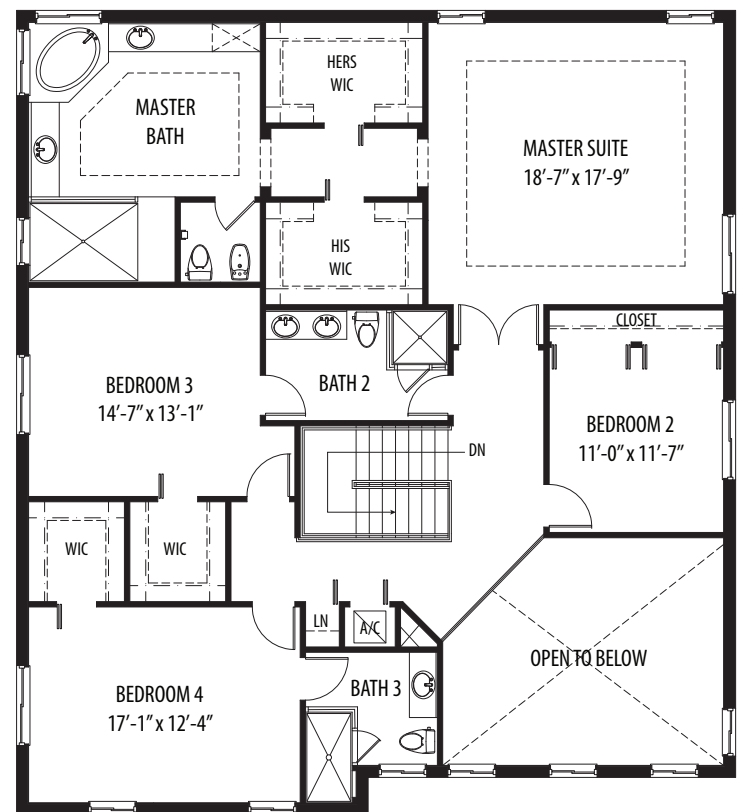
ELEVATION 1



ELEVATION 2

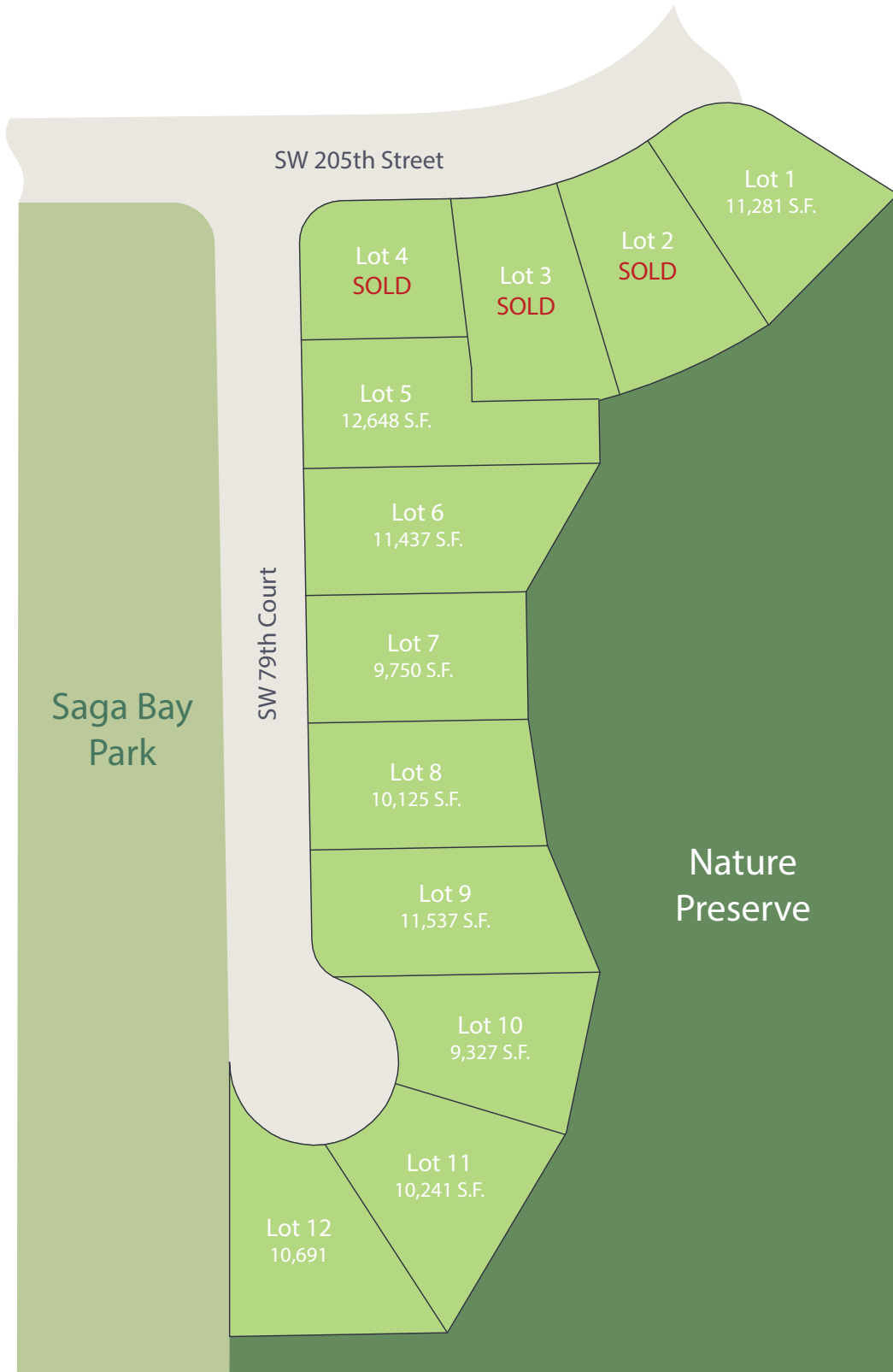


GROUND FLOOR



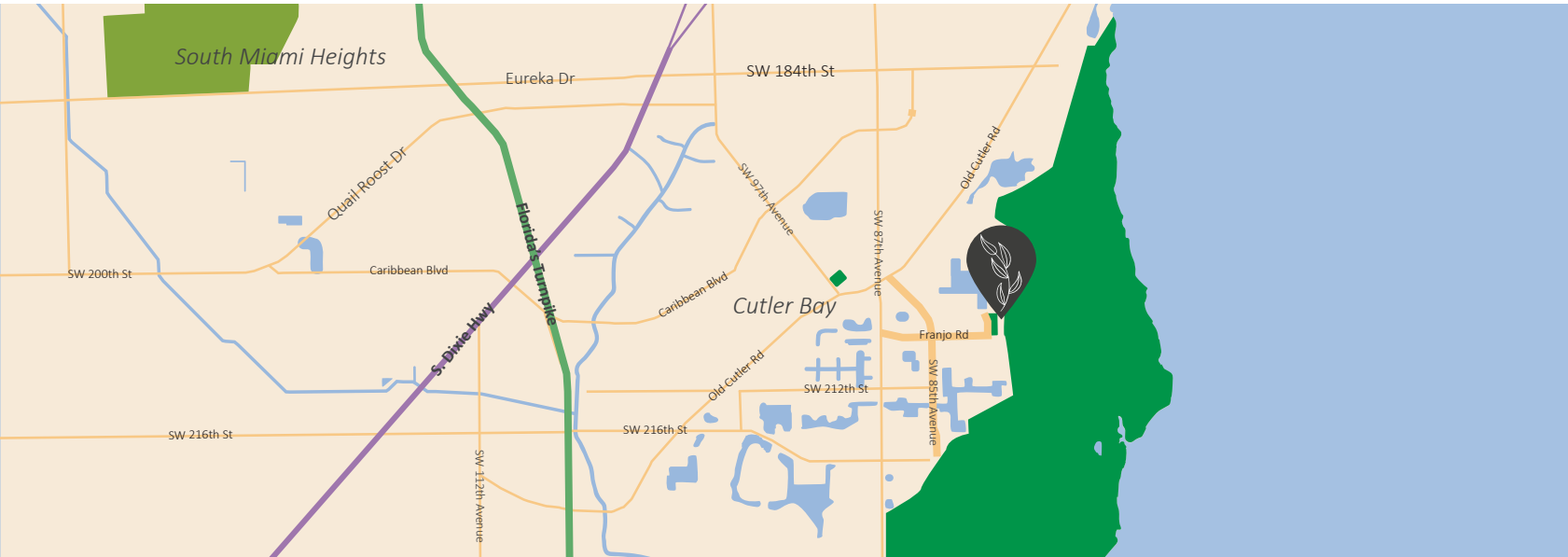
SECOND FLOOR

Two-Story • 5 Bedrooms • 5 Bathrooms • His/Hers Closets • Living Room
Dining Room • Family Room • Covered Entry • Covered Terrace • 2-Car Garage
3,740 Total Sq. Ft. Under Air
687 Sq. Ft. Covered Entry and Terrace
445 Sq. Ft. • Garage
4,872 Total Sq. Ft.



The Preserve at CUTLER BAY

SW 79th Court and SW 205th Street



MountainCove
HOMES

A Higher Standard

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SPECIFICATIONS

EXTERIOR

- Quality Steel reinforced CBS construction
- Designed frontal elevations with each floor plan
- Slate concrete tile roof or optional standing-seam metal roof
- Architectural accent moldings and bands
- Designer exterior stone
- Quality exterior paint
- Covered entry and terrace
- 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
- Impact-resistant aluminum framed 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 wood cabinets with choice of decorator finishes
- Quality granite 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:
 - 25 Cu. Ft. Side-by-Side refrigerator with ice and water dispenser on the door
 - 5.3 Cu. Ft. Freestanding electric range with easy wipe ceramic glass cooktop
 - 1.7 Cu. Ft. Over-the-Range microwave with hidden vent
 - Dishwasher with AccuSense® Soil Sensor

BATHS

- Custom designed wood 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
- No Homeowners' Association (HOA) or Community Development District (CDD)