



TROPICAL BREEZE

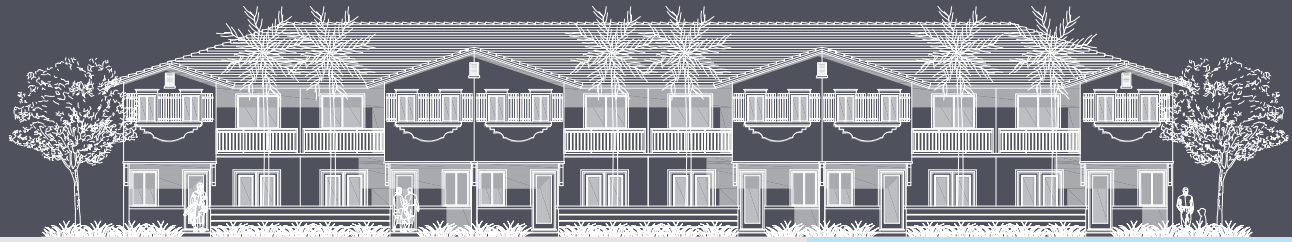
TOWNHOMES

MountainCoveHomes®
A Higher Standard



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
- Decorative flat concrete roof tile
- Architectural accent moldings and bands
- Sherwin Williams® exterior paint
- Covered entry
- 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
- Rockport 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 granite 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 showers
- 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

\$8,000
DOWN ONLY!!
LIMITED TIME OFFER*

FOR SALE

Don't miss this great opportunity!



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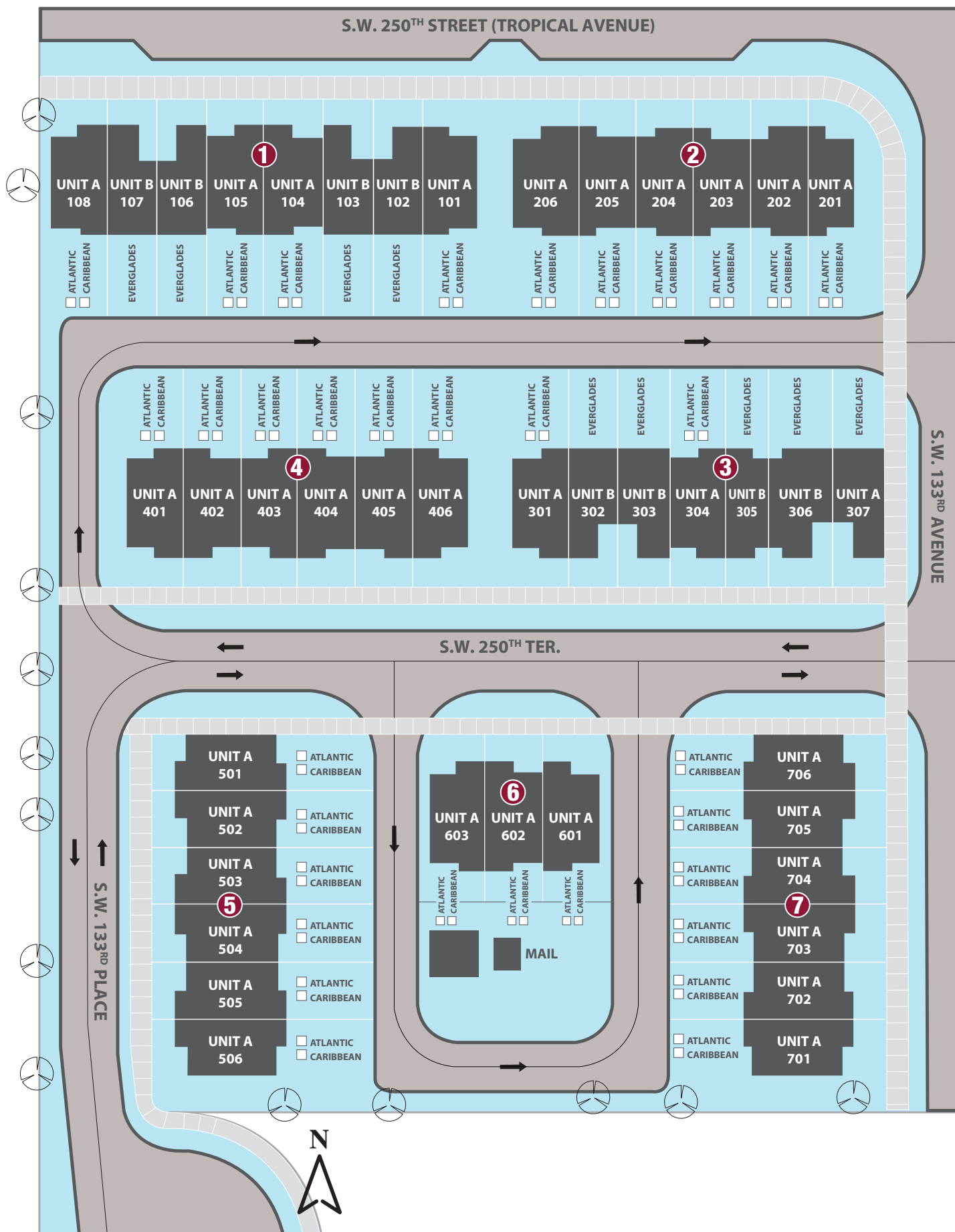
(786) 458-1805
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REALTOR'S B.C.

NOTES:

*\$8,000 DOWNPAYMENT is a limited time offer and subject to change without notice. Offer based on new, qualified customers.

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.





BUILDINGS	UNITS	Sq.Ft.	MODEL	NOTES
1	101 - A	2,212	ATLANTIC/CARIBBEAN	
	102 - B	1,828	EVERGLADES	
	103 - B	1,828	EVERGLADES	
	104 - A	2,212	ATLANTIC/CARIBBEAN	
	105 - A	2,212	ATLANTIC/CARIBBEAN	
	106 - B	1,828	EVERGLADES	
	107 - B	1,828	EVERGLADES	
	108 - A	2,212	ATLANTIC/CARIBBEAN	
2	201 - A	2,212	ATLANTIC/CARIBBEAN	
	202 - A	2,212	ATLANTIC/CARIBBEAN	
	203 - A	2,212	ATLANTIC/CARIBBEAN	
	204 - A	2,212	ATLANTIC/CARIBBEAN	
	205 - A	2,212	ATLANTIC/CARIBBEAN	
	206 - A	2,212	ATLANTIC/CARIBBEAN	
3	301 - A	2,212	ATLANTIC/CARIBBEAN	
	302 - B	1,828	EVERGLADES	
	303 - B	1,828	EVERGLADES	
	304 - A	2,212	ATLANTIC/CARIBBEAN	
	305 - B	2,212	ATLANTIC/CARIBBEAN	
	306 - B	1,828	EVERGLADES	
	307 - A	2,212	EVERGLADES	

BUILDINGS	UNITS	Sq.Ft.	MODEL	NOTES
4	401 - A	2,212	ATLANTIC/CARIBBEAN	
	402 - A	2,212	ATLANTIC/CARIBBEAN	
	403 - A	2,212	ATLANTIC/CARIBBEAN	
	404 - A	2,212	ATLANTIC/CARIBBEAN	
	405 - A	2,212	ATLANTIC/CARIBBEAN	
	406 - A	2,212	ATLANTIC/CARIBBEAN	
5	501 - A	2,212	ATLANTIC/CARIBBEAN	
	502 - A	2,212	ATLANTIC/CARIBBEAN	
	503 - A	2,212	ATLANTIC/CARIBBEAN	
	504 - A	2,212	ATLANTIC/CARIBBEAN	
	505 - A	2,212	ATLANTIC/CARIBBEAN	
	506 - A	2,212	ATLANTIC/CARIBBEAN	
6	601 - A	2,212	ATLANTIC/CARIBBEAN	
	602 - A	2,212	ATLANTIC/CARIBBEAN	
	603 - A	2,212	ATLANTIC/CARIBBEAN	
7	701 - A	2,212	ATLANTIC/CARIBBEAN	
	702 - A	2,212	ATLANTIC/CARIBBEAN	
	703 - A	2,212	ATLANTIC/CARIBBEAN	
	704 - A	2,212	ATLANTIC/CARIBBEAN	
	705 - A	2,212	ATLANTIC/CARIBBEAN	
	706 - A	2,212	ATLANTIC/CARIBBEAN	

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SITE PLAN

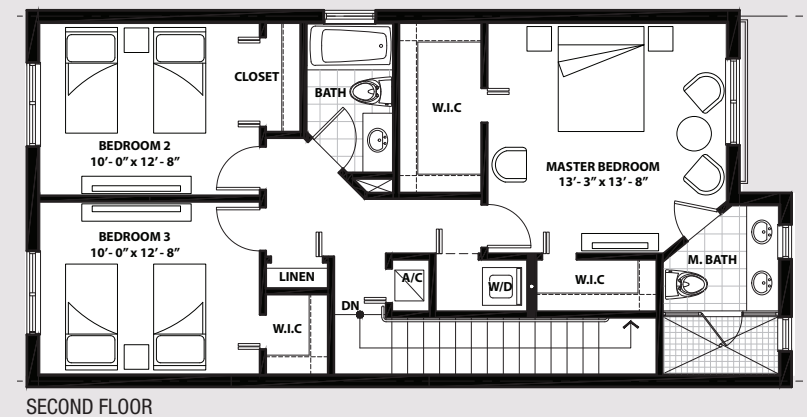
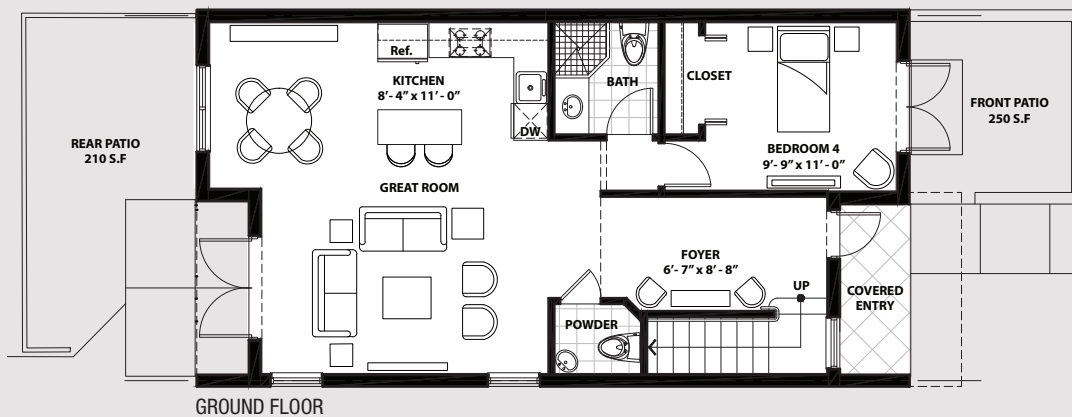
ATLANTIC MODEL

TWO-STORY • 4 BEDROOMS • 3.5 BATHROOMS • GREATROOM • COVERED ENTRY

1,682 Sq. Ft. Under Air + 530 Sq. Ft. Covered Entry, Terrace and Patio = 2,212 Total Sq. Ft.



ARTIST CONCEPT





GROUND FLOOR



SECOND FLOOR

ARTIST CONCEPT



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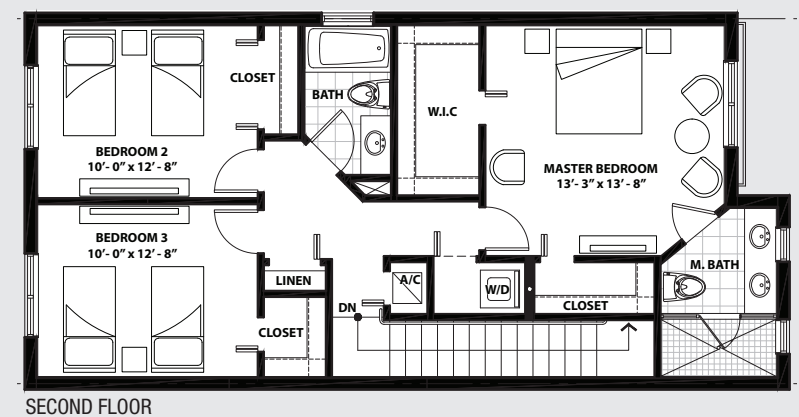
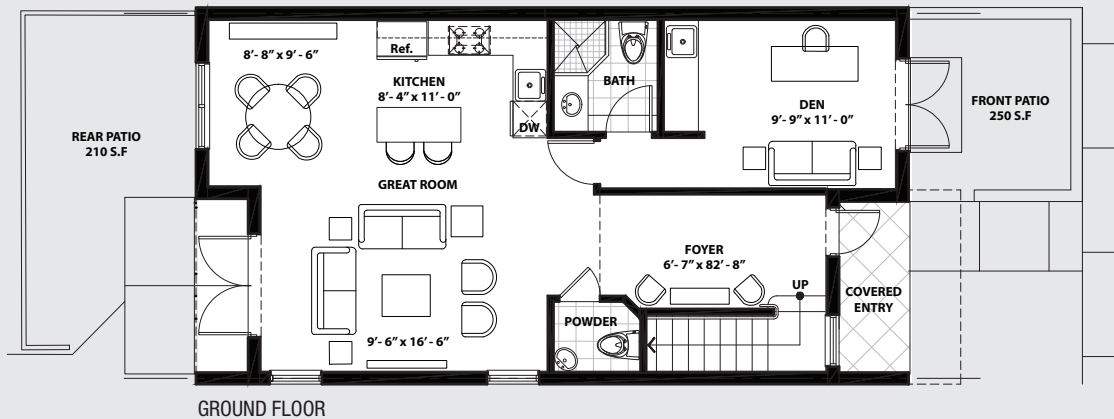
CARIBBEAN MODEL

TWO-STORY • 3 BEDROOMS • DEN • 3.5 BATHROOMS • GREATROOM • COVERED ENTRY

1,682 Sq. Ft. Under Air + 530 Sq. Ft. Covered Entry, Terrace and Patio = 2,212 Total Sq. Ft.



ARTIST CONCEPT





GROUND FLOOR



SECOND FLOOR

ARTIST CONCEPT



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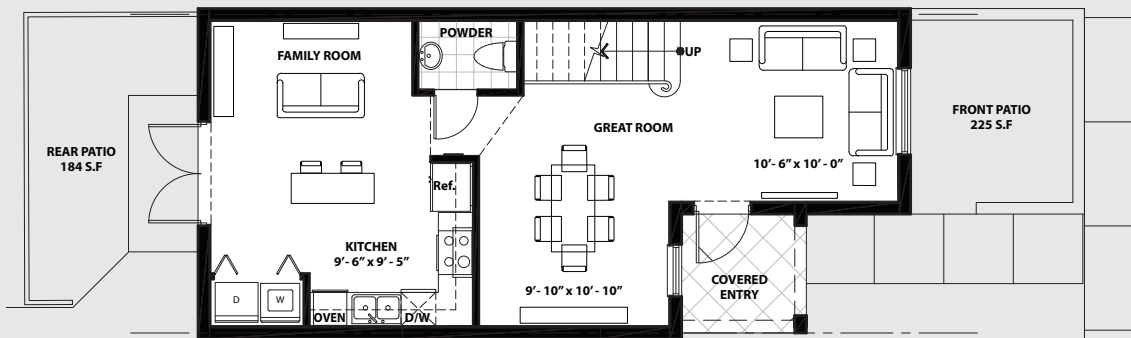
CARIBBEAN

EVERGLADES MODEL

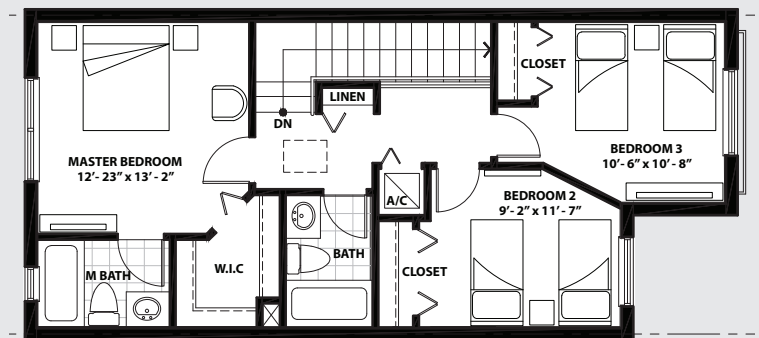
TWO-STORY • 3 BEDROOMS • 2.5 BATHROOMS • GREATROOM • FAMILY ROOM • COVERED ENTRY
1,371 Sq. Ft. Under Air + 457 Sq. Ft. Covered Entry and Patio = 1,828 Total Sq. Ft.



ARTIST CONCEPT



GROUND FLOOR



SECOND FLOOR



ARTIST CONCEPT



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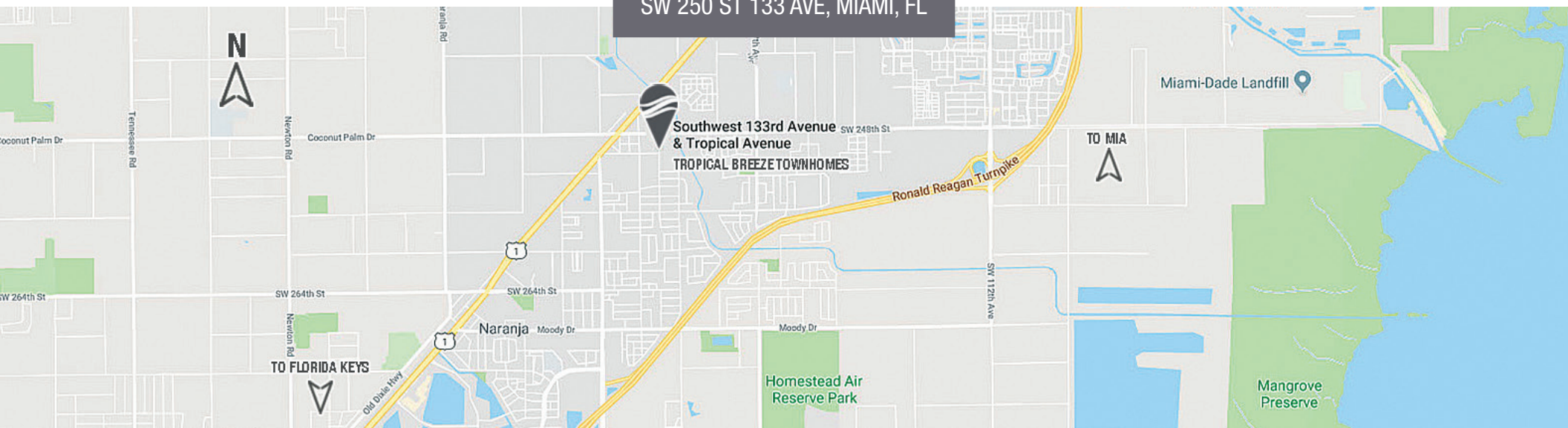
EVERGLADES



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SW 250 ST 133 AVE, MIAMI, FL



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