



GOLDEN PARK



Mountain Cove
HOMES



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.



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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
- Insulated hurricane approved doors

EXTERIOR FINISHES

- Architecturally designed exterior elevation
- Decorative flat concrete roof tile
- Architectural accent moldings and bands
- Designer Scheme exterior paint
- Covered entry
- Professionally designed landscaping
- Combination of pavers and concrete driveways, entry walkways, and patios
- Private fence in rear

INTERIOR FINISHES

- 20" x 20" ceramic tile in kitchen, foyer, A/C closet and, laundry room in a choice of decorator colors
- Exquisite wall-to-wall carpeting installed on quality padding with choice of rich colors
- Elegant interior doors
- Matching 2-panel bi-fold closet doors
- Vinyl-coated ventilated shelving in all closets and pantry
- Walk-in closets in Master Suites
- Quality style baseboard and door trim throughout
- Satin nickel interior door levers throughout
- Knockdown textured finish on walls and ceilings (including bathrooms)
- Designer 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 fiberglass 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
- USB charger outlet at kitchen counter
- S.H.I.P.: Smart Home Integration Package (optional)
- Prewire for garage opener (fixture not included)

PLUMBING

- CPVC water distribution lines
- High Efficiency Tank less water heater
- Designer bathroom faucets throughout
- Elongated toilets throughout
- Washer and Dryer connections
- Exterior hose bibs in front and rear
- Pedestal Sink in powder room (per plan)

KITCHEN & BATHS

- Custom designed cabinets with choice of decorator finishes
- Easy-care mica countertops in a choice of colors
- Stainless steel kitchen sink with designer single lever faucet
- Deluxe in-sink garbage disposal
- Quality Brand Name white appliance package featuring:
 - Designer refrigerator
 - Electric range with Ceramic Glass cooktop and large oven capacity with self-cleaning Option
 - Over the range built in microwave with recirculating venting system
 - Built-in multicycle dishwasher
- Custom designed vanity cabinets with culture marble vanity tops and deluxe hardware
- Quality faucets for all baths, sinks and tubs
- Double vanity sinks with faucets in Master bath (per plan)
- Clear tempered glass enclosures at showers
- Choice of elegant ceramic tile floors and bath shower walls
- 18"x18" Ceramic tile floor Master Bathroom
- Convenient bathtub in secondary bath
- Full vanity mirrors in all baths
- Recessed LED downlighting (optional)

THE HIGHER STANDARD ASSURANCE

- 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.

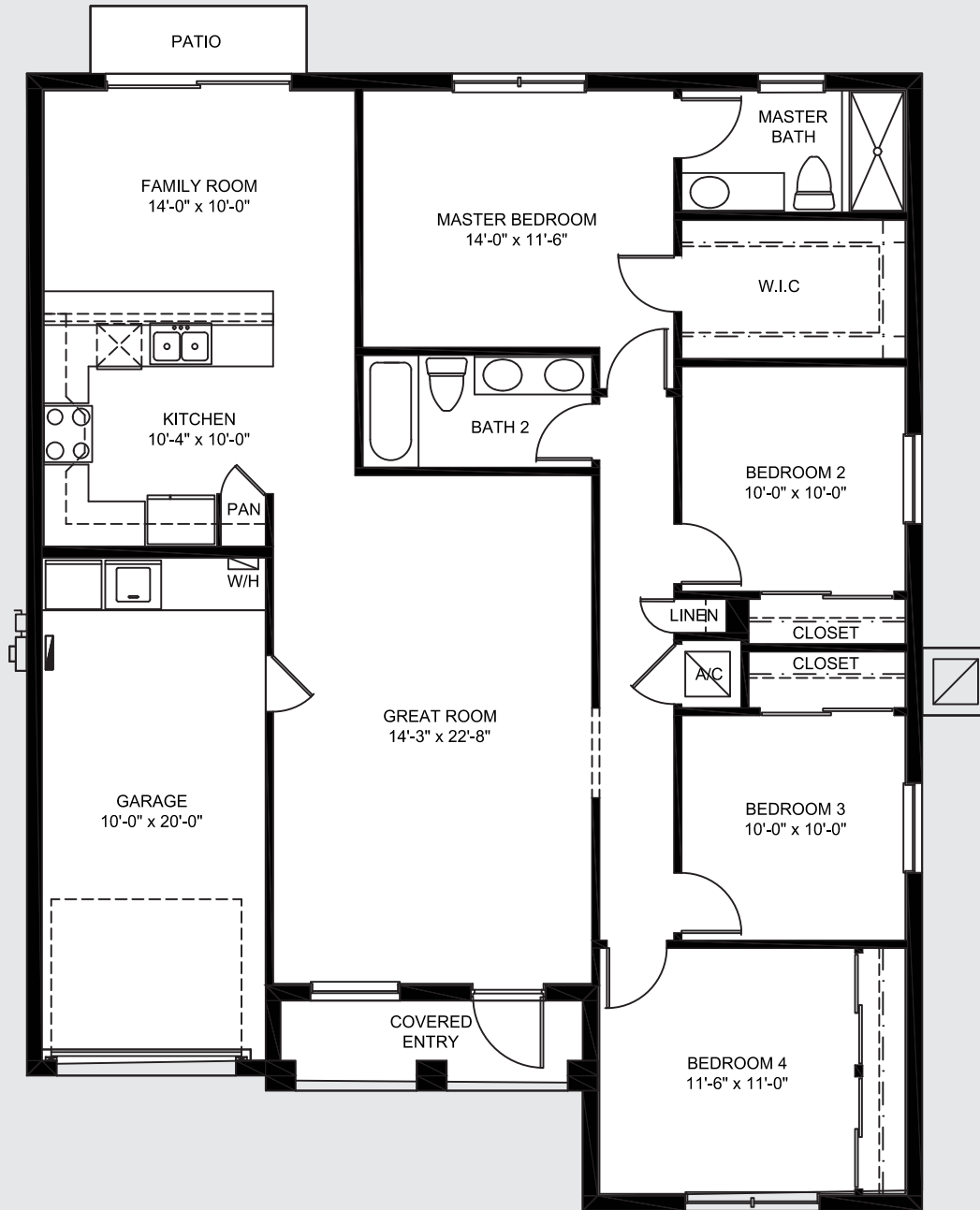


ELEVATION 1

ARTIST CONCEPT

4 BEDROOMS • 2 BATHROOMS • FAMILY ROOM • COVERED ENTRY • 1-CAR GARAGE

1,575 Sq. Ft. Under Air • 54 Sq. Ft. Covered Entry • 247 Sq. Ft. Garage • 1,876 Total Sq. Ft.



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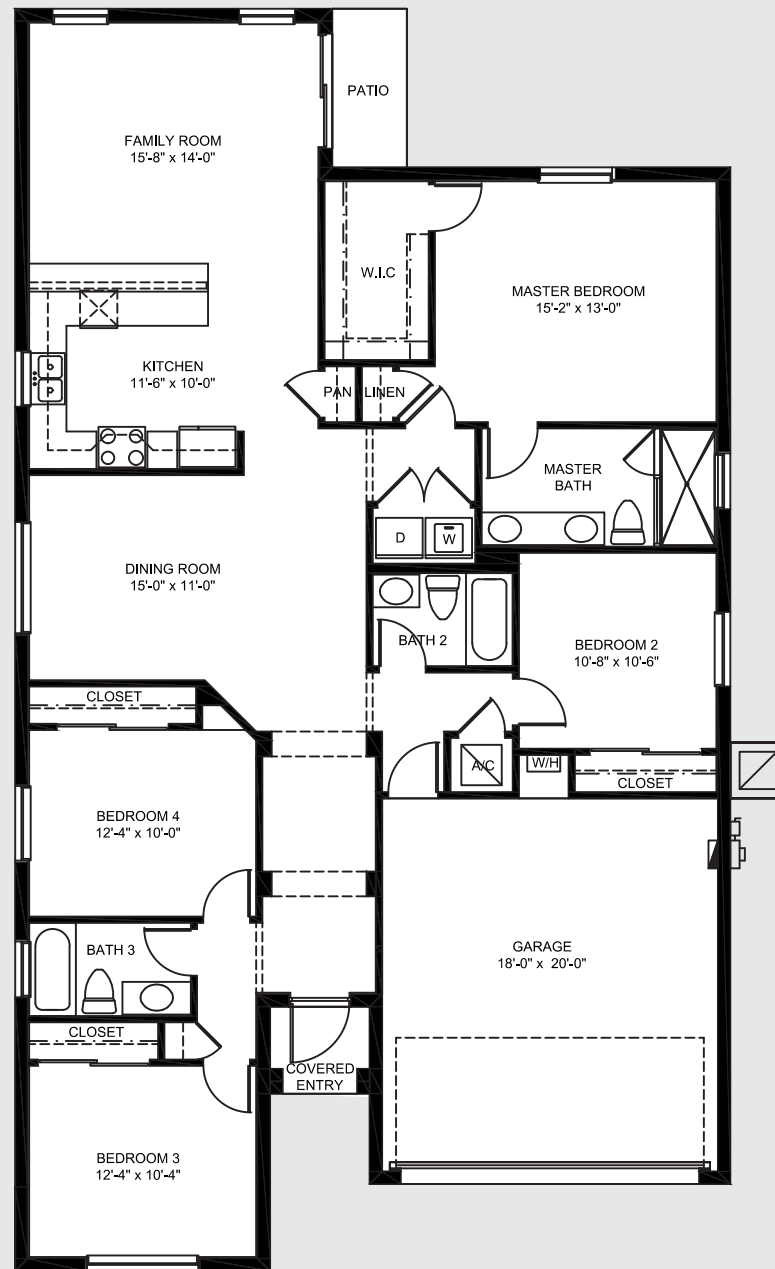


ELEVATION 2
ARTIST CONCEPT

4 BEDROOMS • 3 BATHROOMS • FAMILY ROOM • COVERED ENTRY • 2-CAR GARAGE

1,848 Sq. Ft. Under Air • 25 Sq. Ft. Covered Entry • 398 Sq. Ft. Garage • 2,271 Total Sq. Ft.

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ONE-STORY • 4 BEDROOMS • 3 BATHROOMS • LIVING ROOM • FAMILY ROOM
DINING ROOM • COVERED ENTRY • COVERED TERRACE • 2-CAR GARAGE

2,296 Total Sq. Ft. Under Air • 224 Sq. Ft. Covered Entry and Terrace • 448 Sq. Ft. Garage • 2,968 Total Sq. Ft.

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DINING ROOM · COVERED ENTRY · COVERED TERRACE · 2-CAR GARAGE

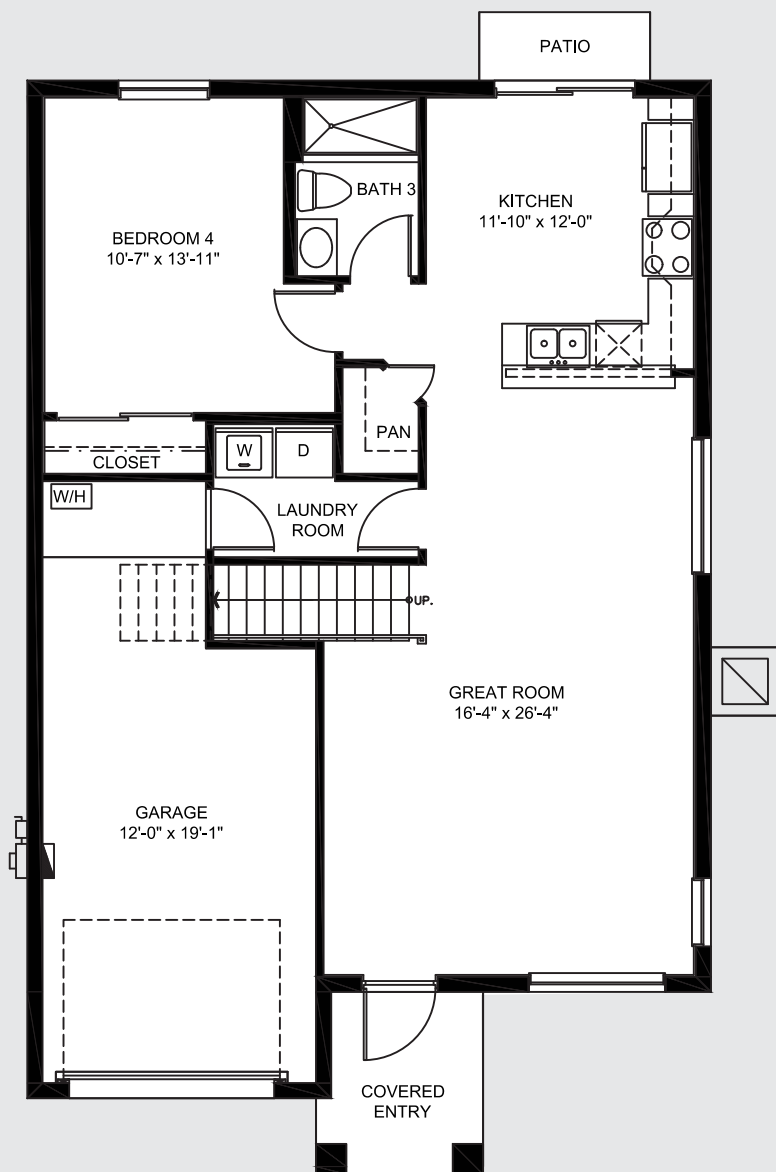
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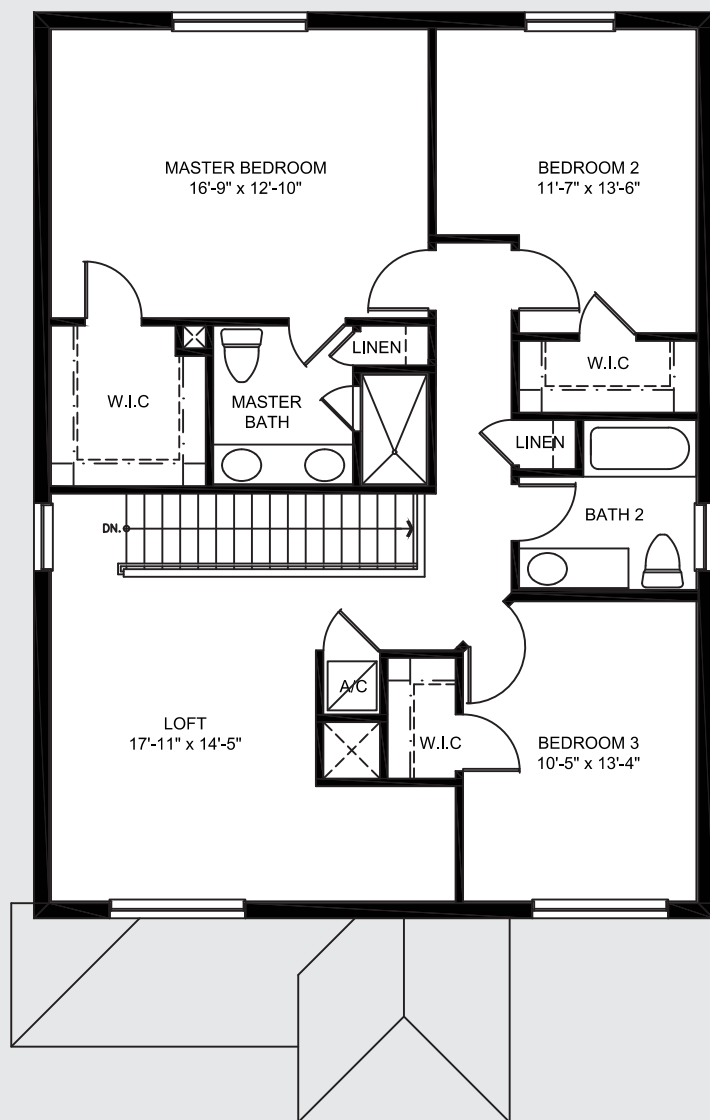


ELEVATION 1
ARTIST CONCEPT

4 BEDROOMS • 3 BATHROOMS • 1 LOFT BED • COVERED ENTRY • 1-CAR GARAGE
2,076 Sq. Ft. Under Air • 58 Sq. Ft. Covered Entry • 308 Sq. Ft. Garage • 2,442 Total Sq. Ft.



Ground Floor



Second Floor

4 BEDROOMS • 3 BATHROOMS • 1 LOFT BED • COVERED ENTRY • 1-CAR GARAGE

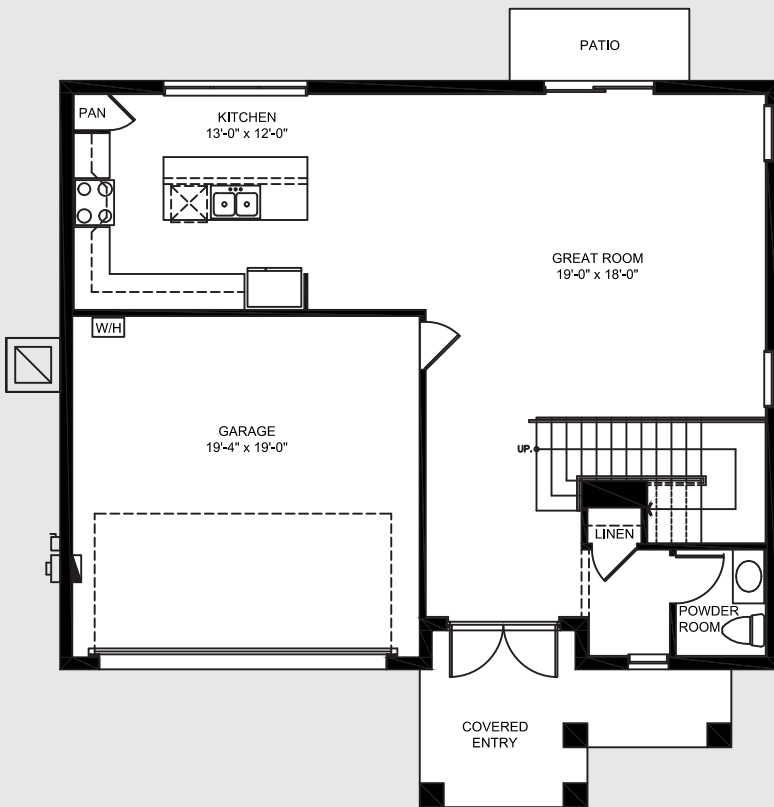
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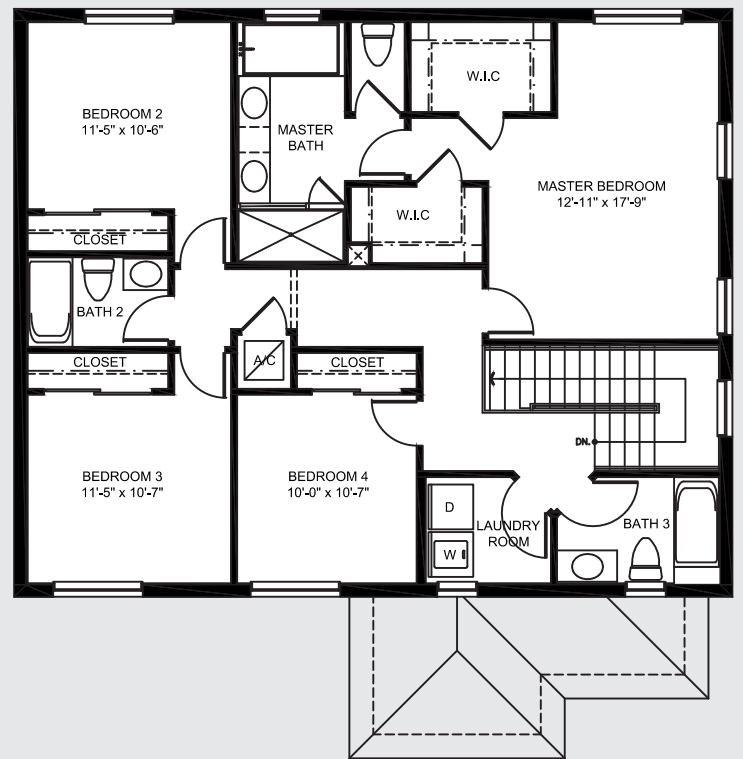
4 BEDROOMS • 3.5 BATHROOMS • FOYER • COVERED ENTRY • 2-CAR GARAGE

2,138 Sq. Ft. Under Air • 126 Sq. Ft. Covered Entry • 394 Sq. Ft. Garage • 2,658 Total Sq. Ft.

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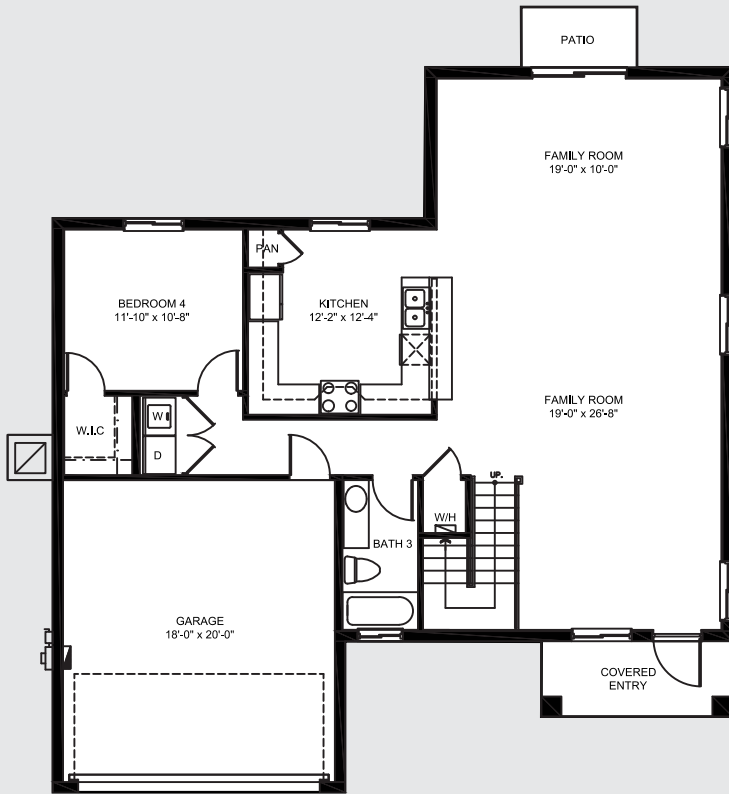
Second Floor

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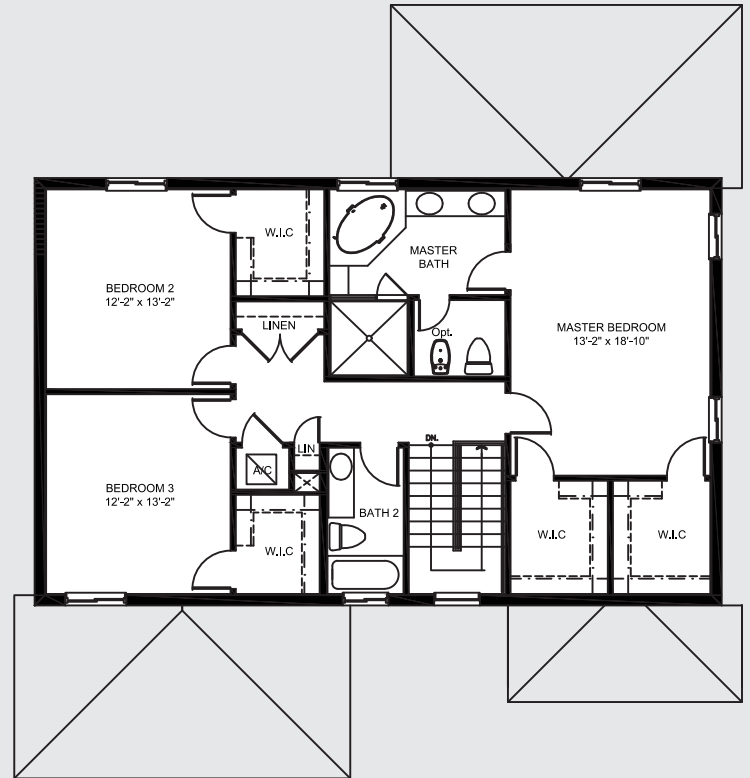
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2,462 Sq. Ft. Under Air • 63 Sq. Ft. Covered Entry • 393 Sq. Ft. Garage • 2,918 Total Sq. Ft.



Ground Floor



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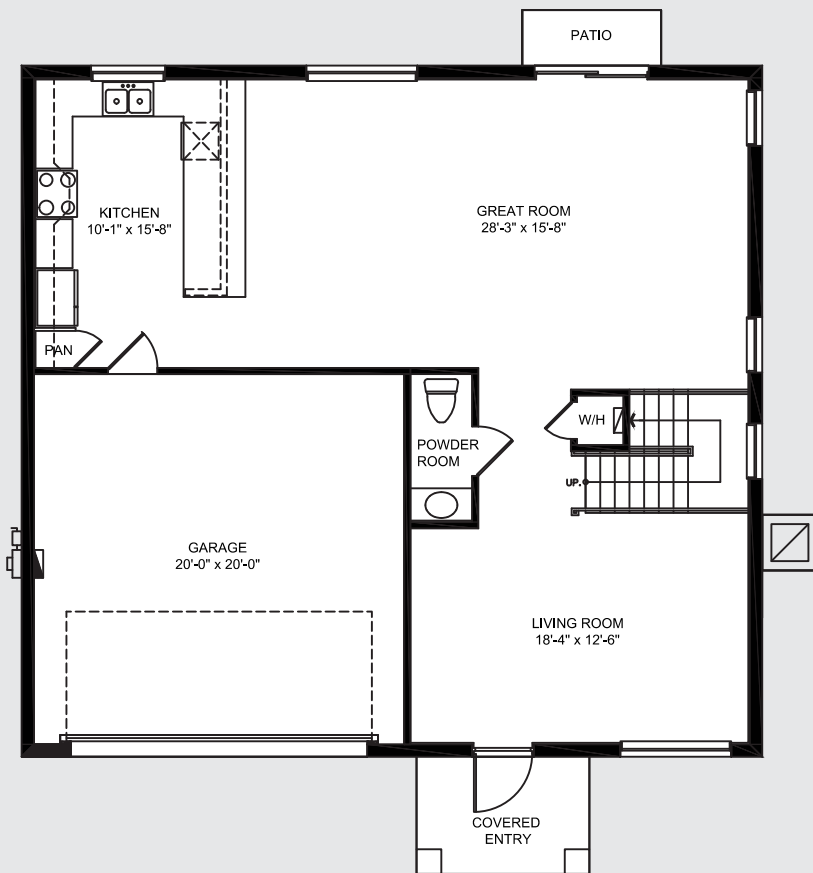


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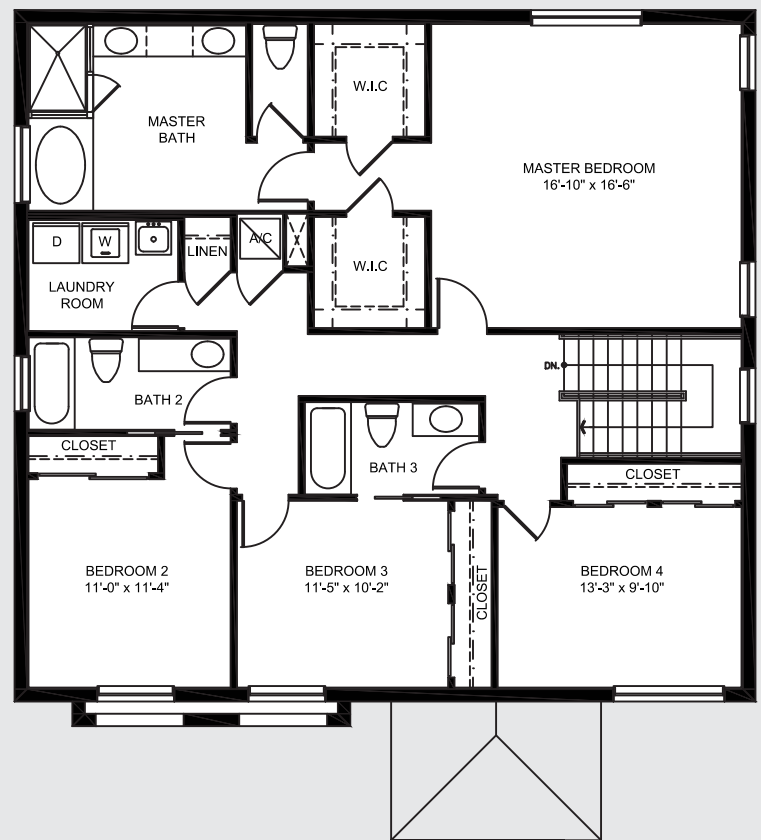
4 BEDROOMS • 3.5 BATHROOMS • FAMILY ROOM • COVERED ENTRY • 2- CAR GARAGE

2,498 Sq. Ft. Under Air • 60 Sq. Ft. Covered Entry • 427 Sq. Ft. Garage • 2,985 Total Sq. Ft.

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Ground Floor



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Craighouse (FlexGen)

ELEVATION

ELEVATION
ARTIST CONCEPT

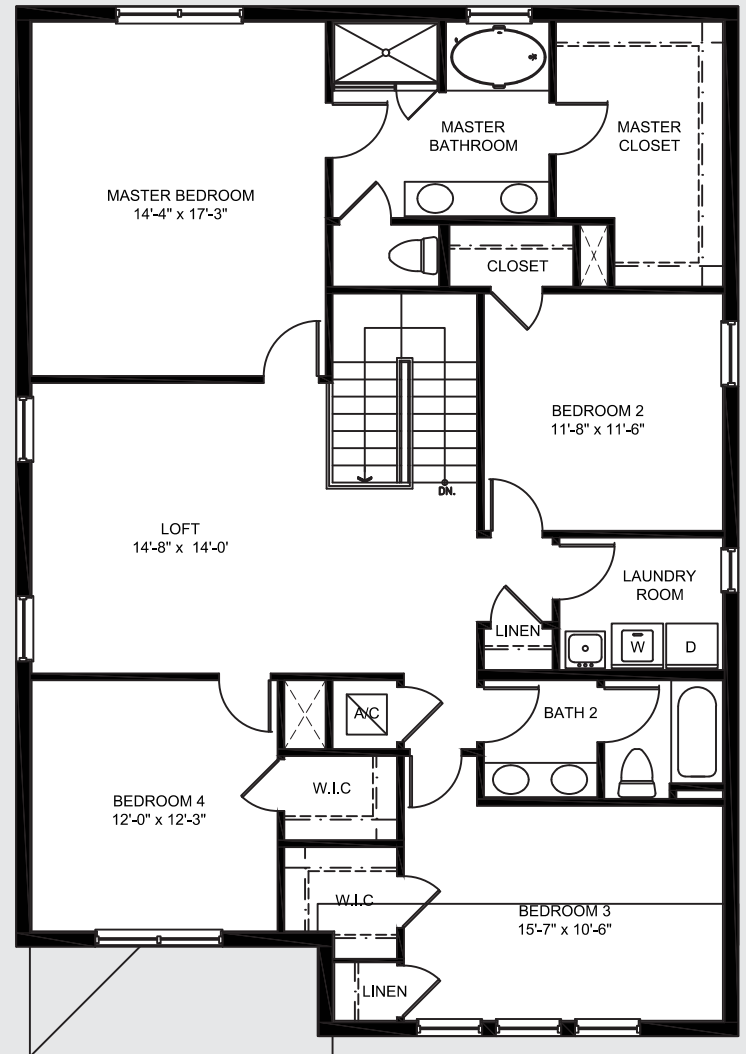
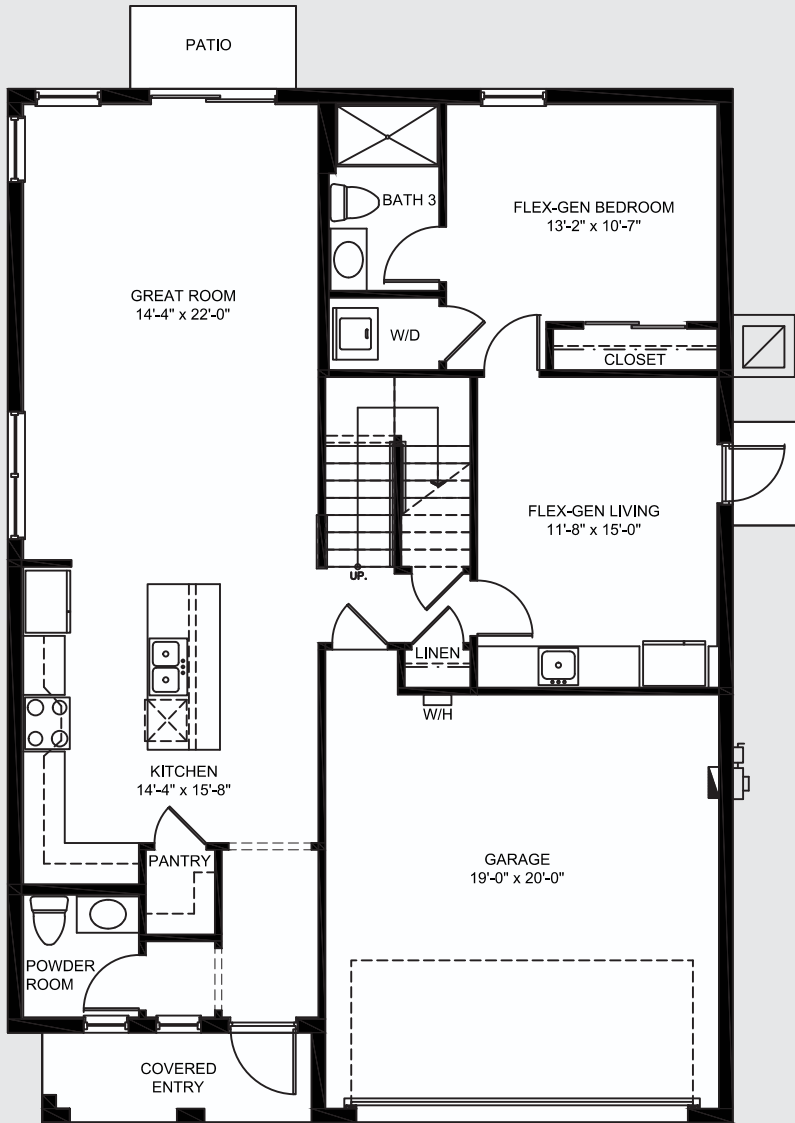


5 BEDROOMS • 3.5 BATHROOMS • GREAT ROOM • COVERED ENTRY • 2-CAR GARAGE
2,886 Sq. Ft. Under Air • 56 Sq. Ft. Covered Entry • 417 Sq. Ft. Garage • 3,359 Total Sq. Ft.

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Craighouse (FlexGen)

FLOOR PLANS



Ground Floor

Second Floor

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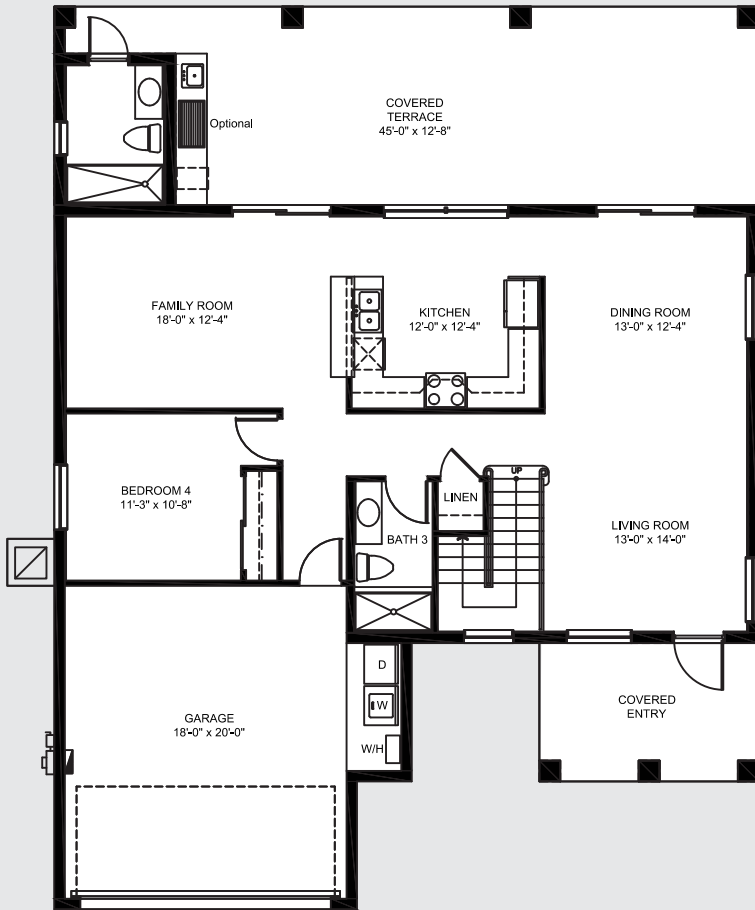
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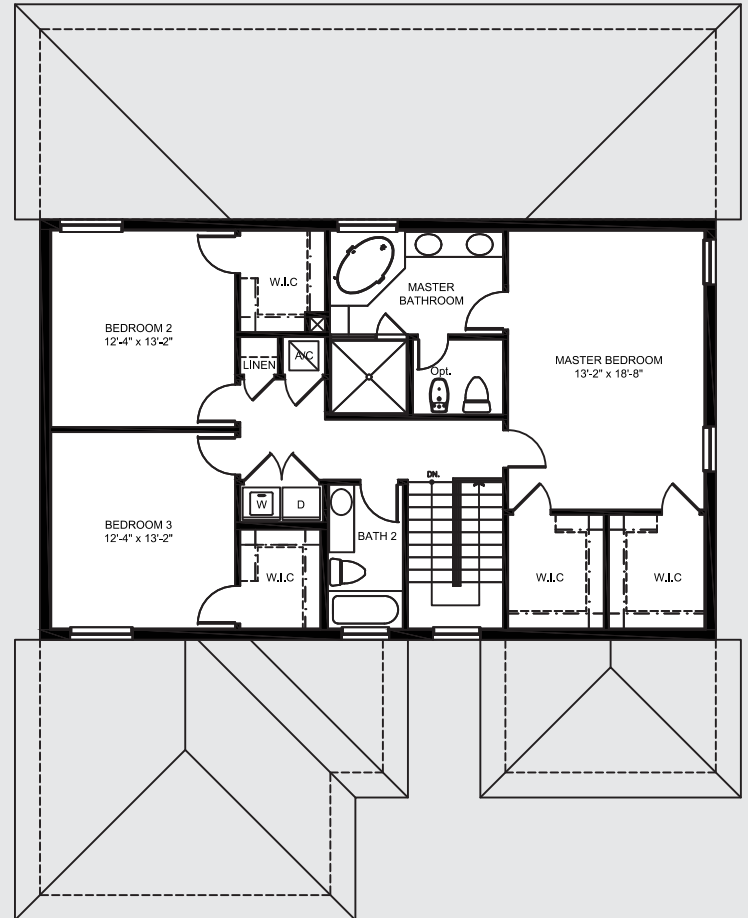
ELEVATION 1
ARTIST CONCEPT

TWO-STORY • 4 BEDROOMS • 4 BATHROOMS • HIS/HERS CLOSETS • LIVING ROOM
DINING ROOM • FAMILY ROOM • COVERED ENTRY • COVERED TERRACE • 2-CAR GARAGE
2,386 Total Sq. Ft. Under Air • 694 Sq. Ft. Covered Entry and Terrace • 428 Sq. Ft. Garage • 3,508 Total Sq. Ft.

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Ground Floor



Second Floor

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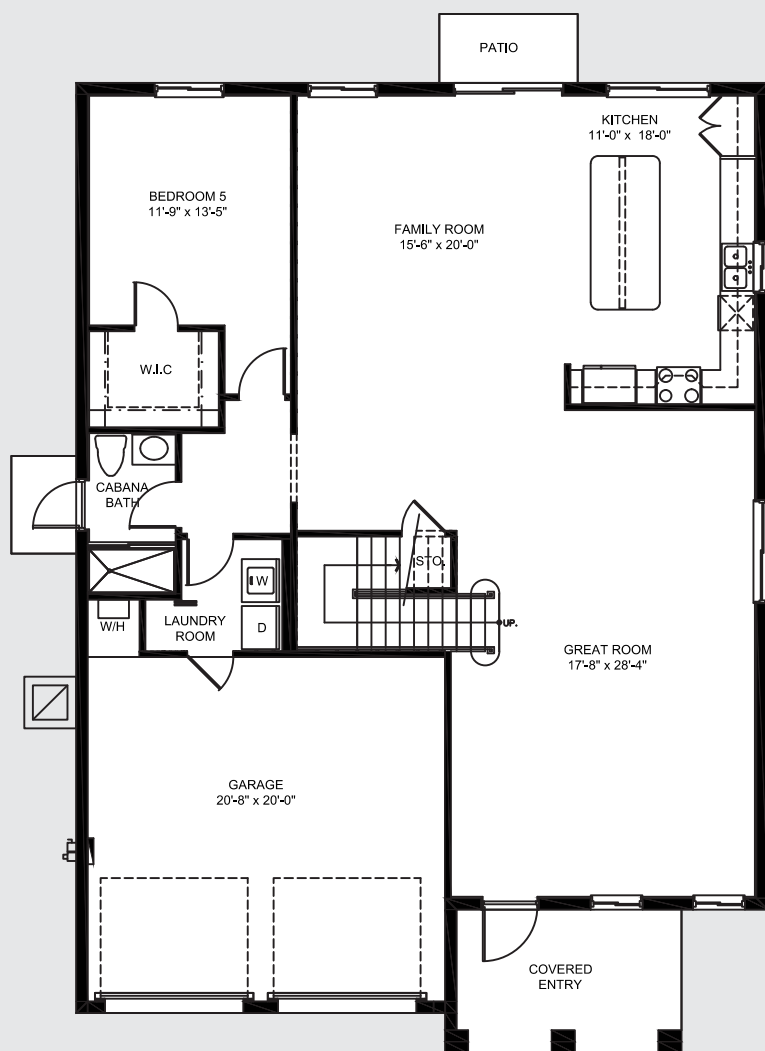
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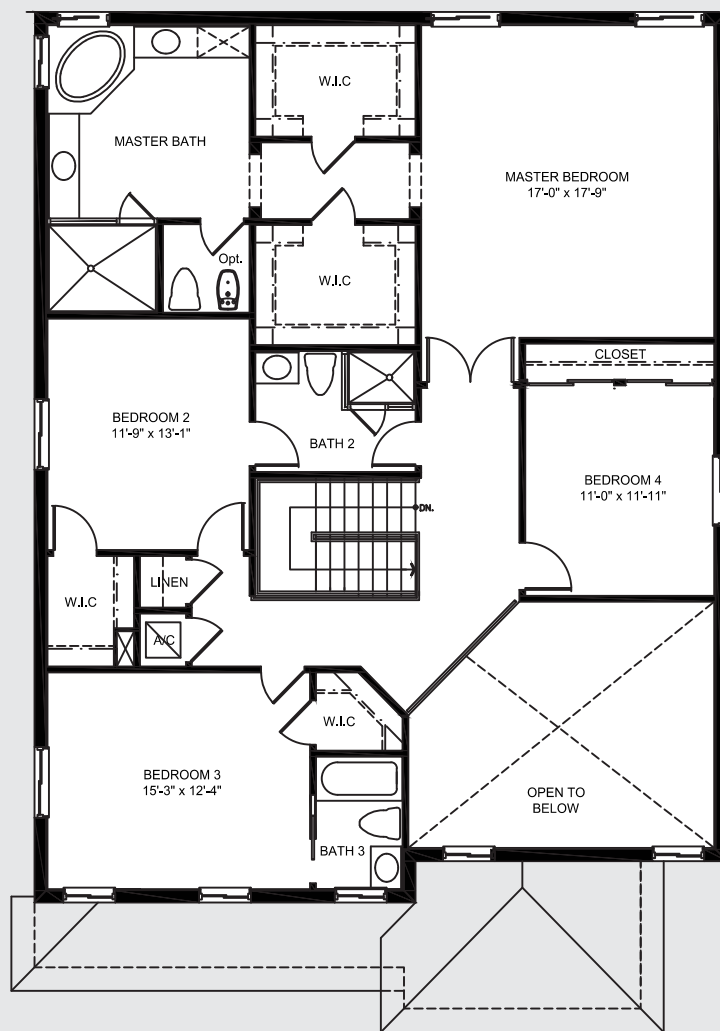
ELEVATION 2
ARTIST CONCEPT

TWO-STORY • 5 BEDROOMS • 4 BATHROOMS • GREAT ROOM • FAMILY ROOM
DINING ROOM • COVERED ENTRY • 2-CAR GARAGE

3,243 Sq. Ft. Under Air • 114 Sq. Ft. Covered Entry • 457 Sq. Ft. Garage • 3,814 Total Sq. Ft.



Ground Floor



Second Floor

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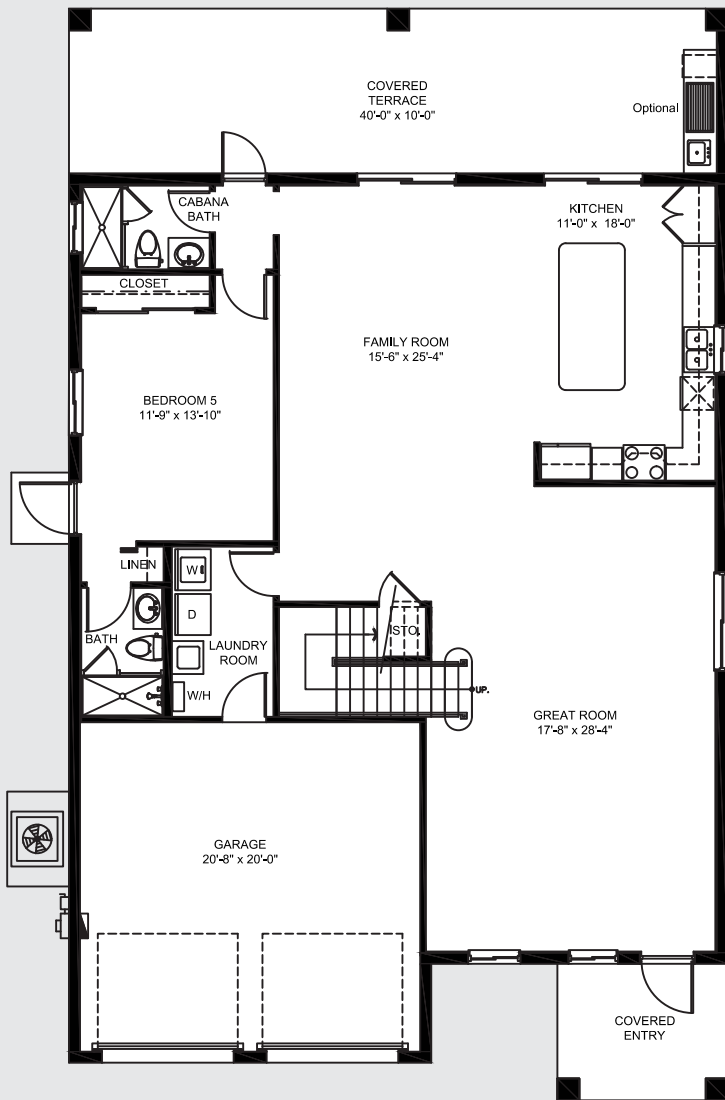
ELEVATION
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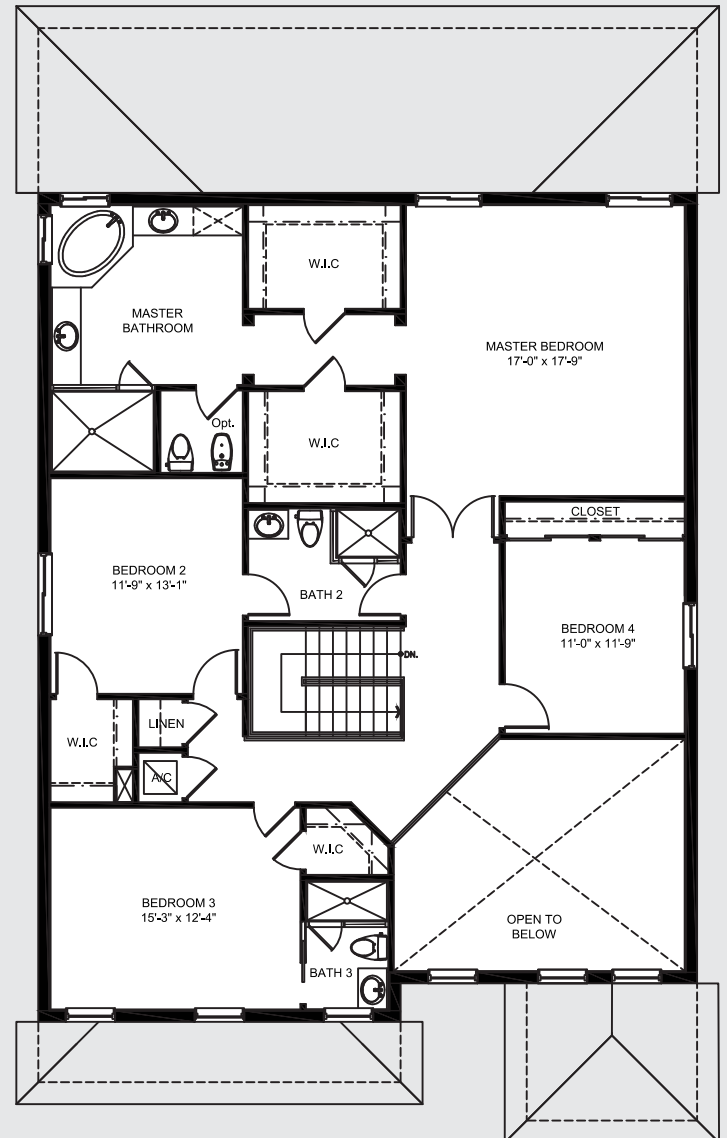
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FAMILY ROOM • COVERED ENTRY • COVERED TERRACE • 2-CAR GARAGE

3,285 Total Sq. Ft. Under Air • 486 Sq. Ft. Covered Entry and Terrace • 445 Sq. Ft. Garage • 4,216 Total Sq. Ft.

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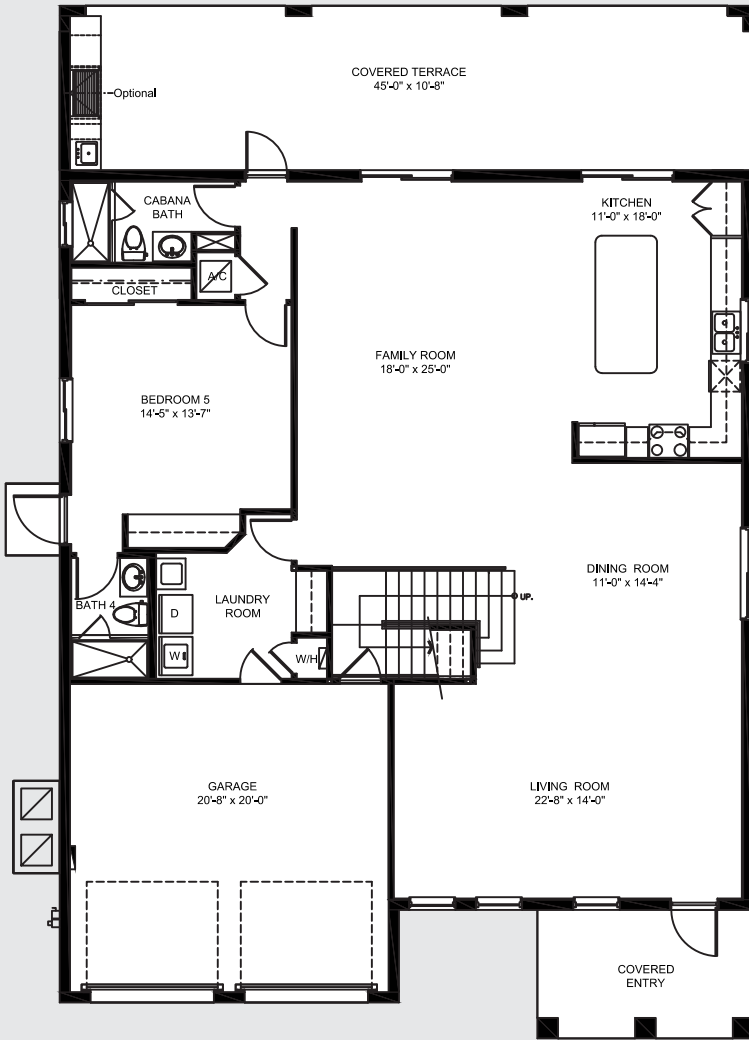
ELEVATION 2

ARTIST CONCEPT

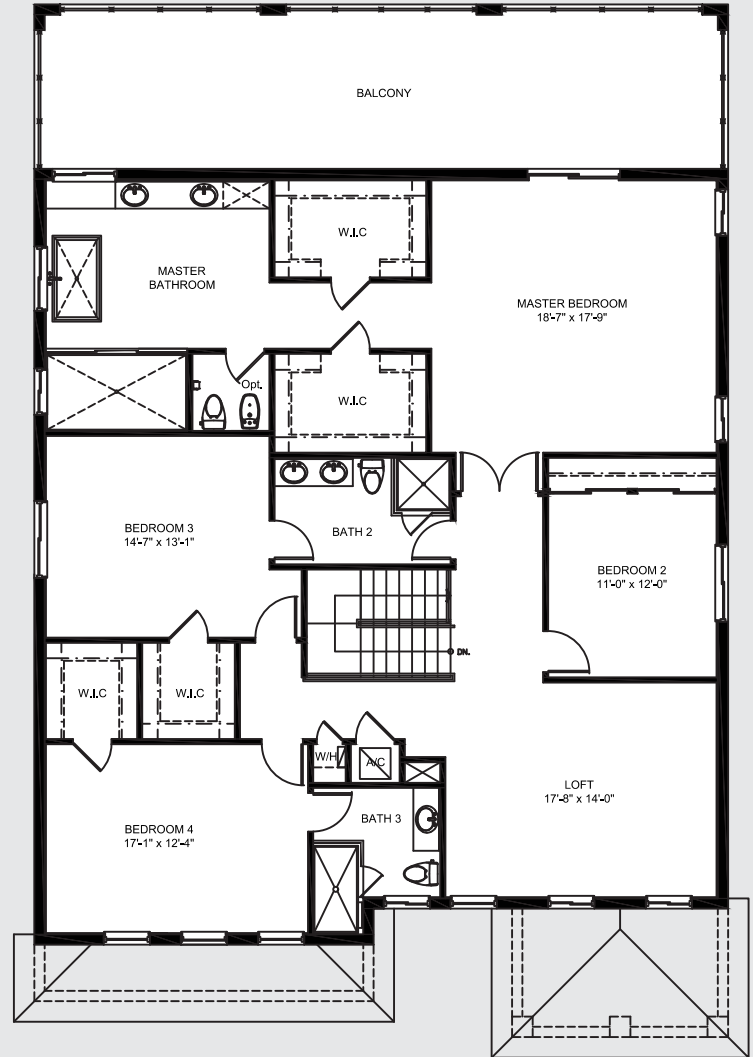
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DINING ROOM • FAMILY ROOM • COVERED ENTRY • COVERED TERRACE • 2-CAR GARAGE

3,993 Total Sq. Ft. Under Air • 597 Sq. Ft. Covered Entry and Terrace • 445 Sq. Ft. Garage • 480 Sq. Ft. Balcony • 5,515 Total Sq. Ft.

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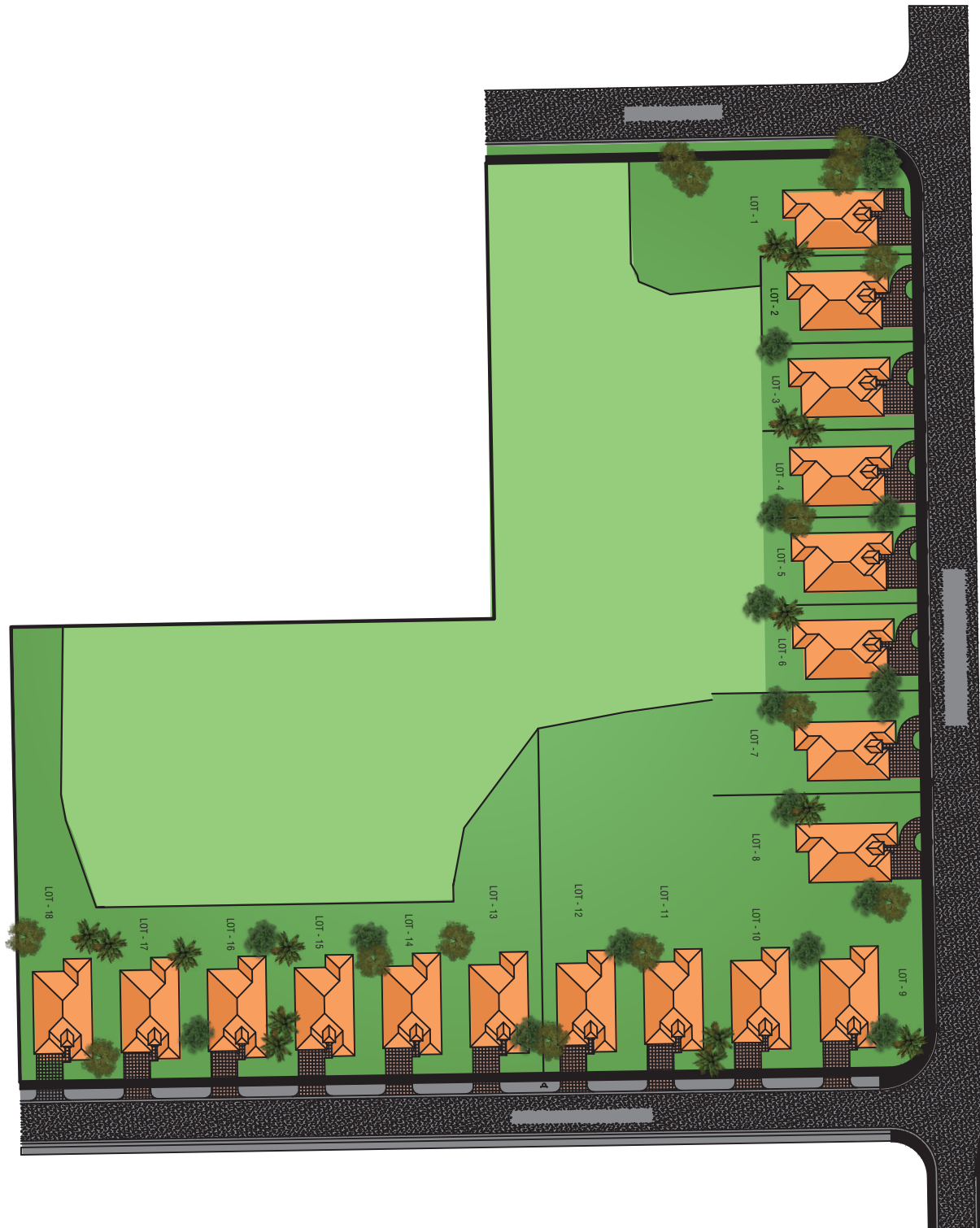


Second Floor

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DINING ROOM · FAMILY ROOM · COVERED ENTRY · COVERED TERRACE · 2-CAR GARAGE

3,993 Total Sq. Ft. Under Air • 597 Sq. Ft. Covered Entry and Terrace • 445 Sq. Ft. Garage • 480 Sq. Ft. Balcony • 5,515 Total Sq. Ft.

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.

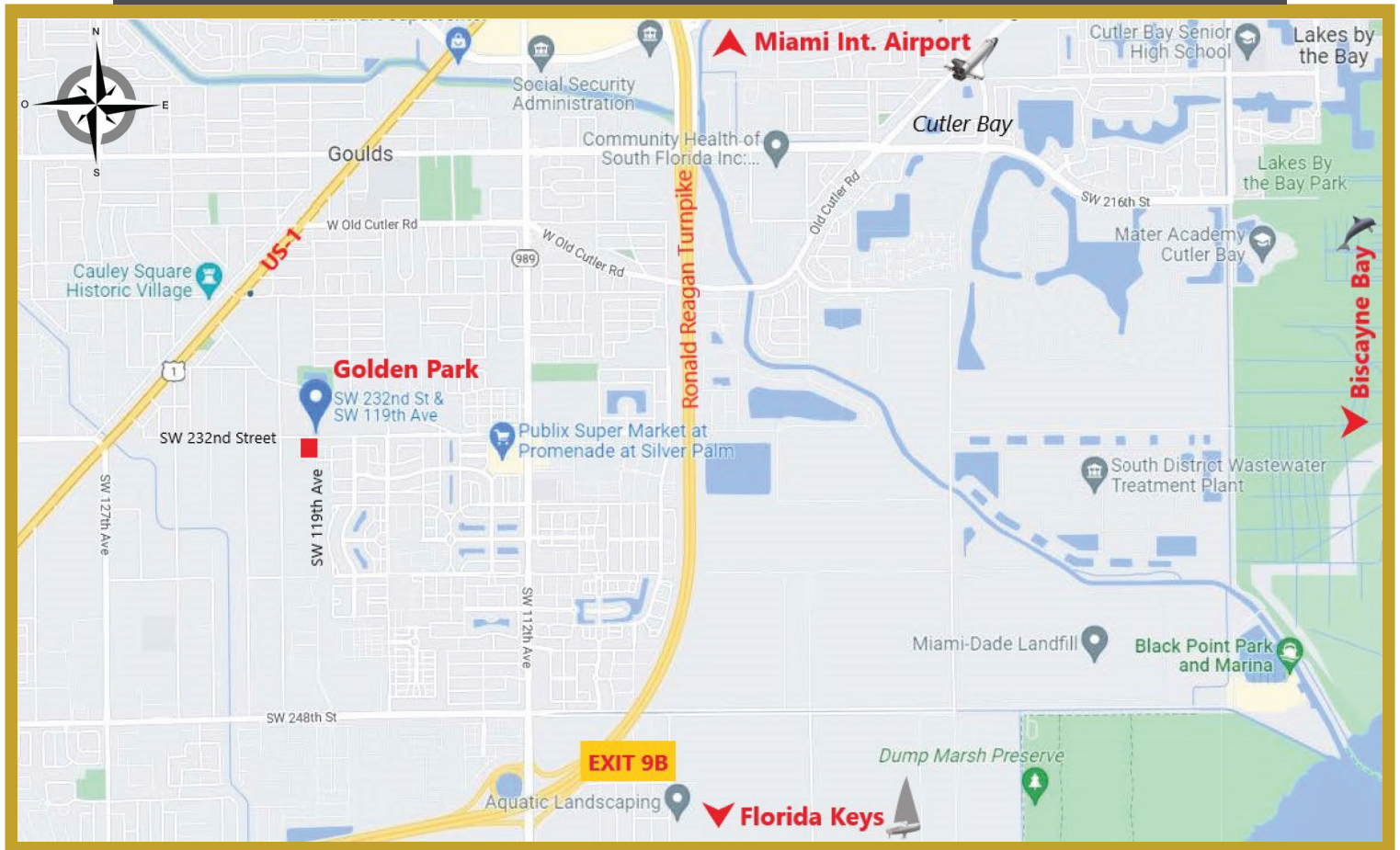


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GOLDEN PARK

SW 232nd Street & 119th Avenue. Miami FL, 33032



(786) 458-1805 • www.MountainCoveHomes.com



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