

Custom Residences

STANDARD FEATURES

A RESTRICTED ACCESS GATED COMMUNITY

- Located in Naples, Florida
- Private gated community
- Award-winning clubhouse & golf course community

ATTRACTIVE EXTERIORS

- Island-style architecture with custom details and accents
- Decorative aluminum shutters and cypress wood corbels
- Sand finish stucco exterior
- Flat concrete roof tile
- Intricate precast trim on front and rear elevations
- Floor to ceiling Andersen 400 series wood windows and exterior doors
- 10' Window sliding glass doors
- Decorative exterior light fixtures
- Custom 12", 2-1/4" thick double mahogany front door with transom
- 4-car garage with Amarr raised panel impact resistant garage doors with automatic openers
- Epoxy finished garage floors
- Concrete paver driveways and walkways
- Custom water feature at entry
- Private courtyard garden

POOL AREA

- Pool with vanishing edge, sun shelf, and water features
- Spa
- Fire table seating area
- Landscape planting areas with retaining walls
- Lush tropical landscaping with automatic irrigation system

OUTDOOR LANAI

- Motorized retractable hurricane shutters and screens
- Custom stone see-through fireplace
- T&G ceiling details
- Outdoor kitchen featuring a Lynx grill and a stainless steel U-Line refrigerator
- Pool bath
- Shell stone deck

DESIGNER INTERIORS

- Solid 1 3/4" custom routed profile interior doors by Timberland
- Elegant square-style interior door hardware by Emtek
- T-G ceiling details throughout the main living area
- All interior walls and ceilings are smooth finish
- Wood floors in main living areas and bedrooms
- Mud set limestone in entry, dining room, powder bath, laundry, and master bathroom
- 12" premium wood base and 4" door casing
- Custom bar with stone surface, custom cabinetry, U-Line beverage center, and Scotman ice machine
- Sub-zero wine storage with custom wine cabinets
- Custom built-in located in the great room
- Crown moulding
- Casad openings

MASTER SUITE

- Morning bar with custom cabinets and beverage center
- Raised panel wood cabinetry with his and her vanities
- Stone counters with backsplash
- His and her water closets
- Large tiled walk-in shower with multiple showerheads
- Luxurious 66" free-standing tub
- Robt plumbing fixtures
- Large walk-in closets featuring custom closet systems

GUEST SUITES

- Guest suites including separate private baths
- Raised panel wood cabinetry
- Quartz counters with backsplash and drop-in sinks
- Kohler plumbing fixtures

KITCHEN

- Gourmet-designed kitchen with raised panel wood cabinetry
- Stone counters and a Kohler under mount stainless steel sink
- Thermador appliance package, including a 48-inch dual-fuel grand range with steam and grille
- LED under cabinet lighting
- Dornbracht plumbing fixture
- Double island

LAUNDRY/MUD ROOM

- Custom built-in desk
- Electrolux front loading washer and dryer on pedestals
- Raised panel wood cabinetry with quartz counters
- Oversized stainless steel laundry sink
- Kohler plumbing fixtures
- Stainless steel KitchenAid refrigerator and freezer

ELECTRICAL

- Advanced home wiring package to include CAT5e and RG6 wiring for data, voice, and video
- Home automation system featuring Control 4 lighting control system
- Whole home distributed audio system with in-ceiling speakers
- Smart Panel wiring center
- Decorative lighting and ceiling fan
- Floor outlets in great room and club room
- Landscape lighting
- 200 AMP service

ENERGY

- R-30 Spray foam insulation
- Sound insulation at bathroom and laundry room walls
- Minimum 16 Seer high efficiency HVAC system
- Energy Star appliances
- Energy efficient recirculation hot water heater
- Propane gas package
- 1/2" moisture resistant XP drywall on exterior walls

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FIVE BEDROOM, FIVE & 1/2 BATH, OUTDOOR LIVING, MASTER PATIO, PRIVATE STUDY WITH SITTING ROOM, GREAT ROOM, DINING, 4-CAR GARAGE



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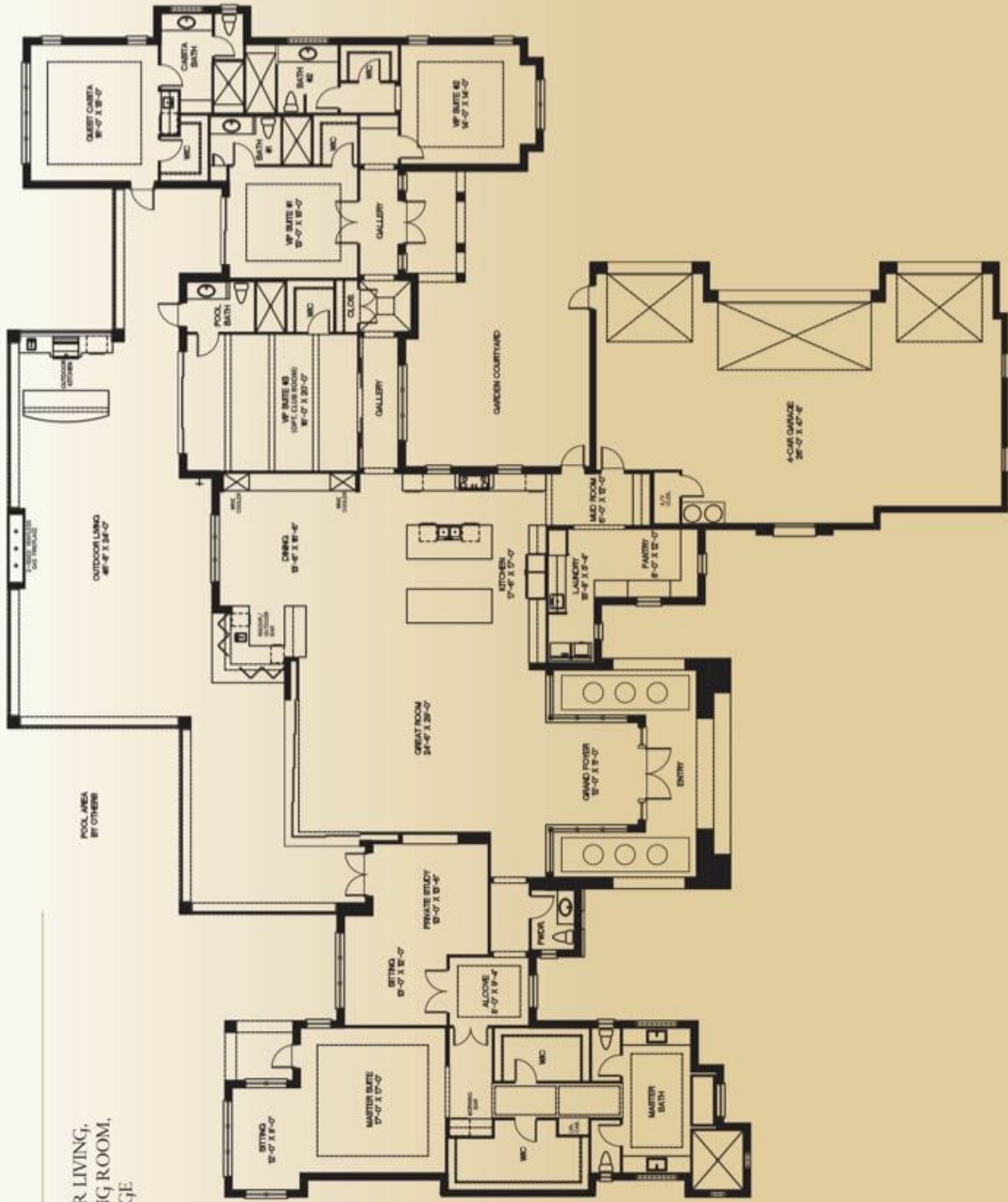
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Visit our Sales Center today: Open daily 9-5, Sunday 11-5
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FIVE BEDROOM, FIVE & 1/2 BATH, OUTDOOR LIVING, MASTER PATIO, PRIVATE STUDY WITH SITTING ROOM, GREAT ROOM, DINING, 4-CAR GARAGE



A/C LIVING SPACE	5,464 SQ. FT.
MASTER PATIO	56 SQ. FT.
OUTDOOR LIVING	1,736 SQ. FT.
GARAGE	1,376 SQ. FT.
ENTRY	404 SQ. FT.
GUEST ENTRY	89 SQ. FT.
TOTAL	9,125 SQ. FT.

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