

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 cornels
- 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
- Four 12" WindDoor 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

POOL AREA

- Pool with vanishing edge, sun shelf, and water features
- Detached spa in pool
- 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
- Concrete deck with limestone flooring
- Custom stone fireplace
- T&G ceiling details
- Outdoor kitchen featuring a Lynx grill and a stainless steel U-Line refrigerator
- Pool bath

DESIGNER INTERIORS

- Solid 1 3/4" custom routed profile interior doors by Timberland
- Elegant square-style interior door hardware by Emtek
- Distinctive reverse soffit and T&G ceiling details with recessed LED tape in soffit throughout the main living areas
- All interior walls and ceilings are smooth finish
- Wood floors in main living areas and bedrooms
- Mud-set limestone in entry and master bathroom
- 12" premium wood base and 4" door casing
- Custom bar with stone surface, custom cabinetry, U-Line beverage center, and Scotsman ice machine
- Glass wine room with custom wine racking system
- Custom built-ins located in the great room
- Custom built-in deck

MASTER SUITE

- Raised panel wood cabinetry with his and her vanities
- Quartz counters with backsplash
- His and her water closets
- Large tiled walk-in shower with multiple showerheads
- Stainless steel linear shower drains
- Luxurious 66" free-standing tub
- Robi 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
- Quartz counters and a Kohler under mount stainless steel sink
- Thermador appliance package, including a 48-inch dual-fuel grand range with steam and griddle
- LED under cabinet lighting
- Dornbracht plumbing fixture
- Custom island

LAUNDRY/MAID ROOM

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

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

Pine Valley

FOUR BEDROOM, FOUR & 1/2 BATH, CASITA BEDROOM, GREAT ROOM, CLUB ROOM, WINE ROOM, DINING ROOM, NOOK, OUTDOOR LIVING, ZEN GARDEN, 4-CAR GARAGE



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All features, specifications, plans and decorative items are subject to change without notice. Developer reserves the right, in its sole discretion, to make modifications to the plans, fixtures and specifications.

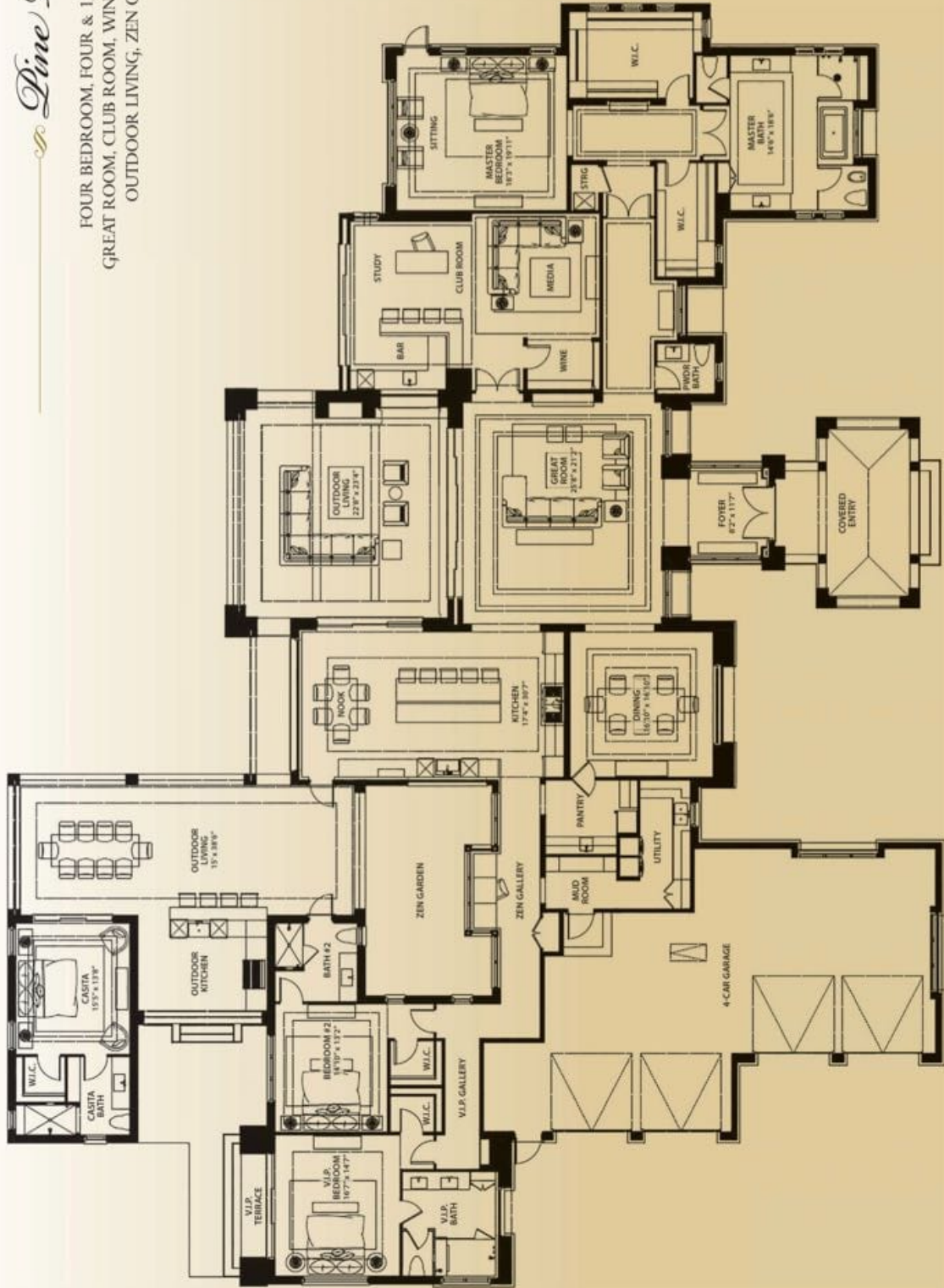


Pine Valley

FOUR BEDROOM, FOUR & 1/2 BATH, CASITA BEDROOM,
GREAT ROOM, CLUB ROOM, WINE ROOM, DINING ROOM, NOOK,
OUTDOOR LIVING, ZEN GARDEN, 4-CAR GARAGE



A/C LIVING SPACE	5,727 SQ. FT.
OUTDOOR LIVING	1,605 SQ. FT.
ZEN GARDEN	325 SQ. FT.
GARAGE	1,283 SQ. FT.
ENTRY	311 SQ. FT.
TOTAL	9,251 SQ. FT.



This drawing is conceptual only and for the convenience of reference. It should not be relied upon as representations or promises as to the actual location or dimensions of any part of the building. The drawing is not intended to be used for construction purposes. All dimensions are approximate and subject to change without notice. Developer reserves the right, at its sole discretion, to make modifications to the plans, fixtures and specifications. Member participation welcomed. Specifications, plans and decorative items are subject to change without notice. Developer reserves the right, at its sole discretion, to make modifications to the plans, fixtures and specifications. Member participation welcomed.