

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 wood corbels
- Sand finish stucco exterior
- Flat concrete roof tile
- Intricate precast trim on front and rear elevations
- Stone columns on front and rear
- Floor to ceiling Andersen 400 series wood windows and exterior doors
- Four 10" 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

- Over 1,000-square-foot pool with vanishing edge, sun shelf, and water features
- Unique Trex decking material cantilevering over 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 see-through 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 ceiling details with recessed LED tape in soffit throughout the main living areas
- All interior walls and ceilings are smooth finish
- Maple 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 LED illuminated 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 and club room

MASTER SUITE

- One-of-a-kind master bathroom garden featuring a wet wall water feature, raised planting beds, T&G ceiling, and pocketing 90-degree sliders
- Morning bar with custom cabinets and beverage center
- 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
- 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 with built-in breakfast table

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

LOW VOLTAGE & 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
- Square 2" recessed Juno LED lighting fixtures throughout the house
- Decorative lighting and ceiling fan
- Floor outlets in reception, great room, and club room
- Landscape lighting
- 200 AMP service

ENERGY

- R-19 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

Oakmont

FOUR BEDROOM, FOUR & TWO 1/2 BATH, OUTDOOR LIVING, MASTER PATIO, MASTER GARDEN, CLUB ROOM, GRAND ROOM, DINING, RECEPTION PARLOUR, 4-CAR GARAGE



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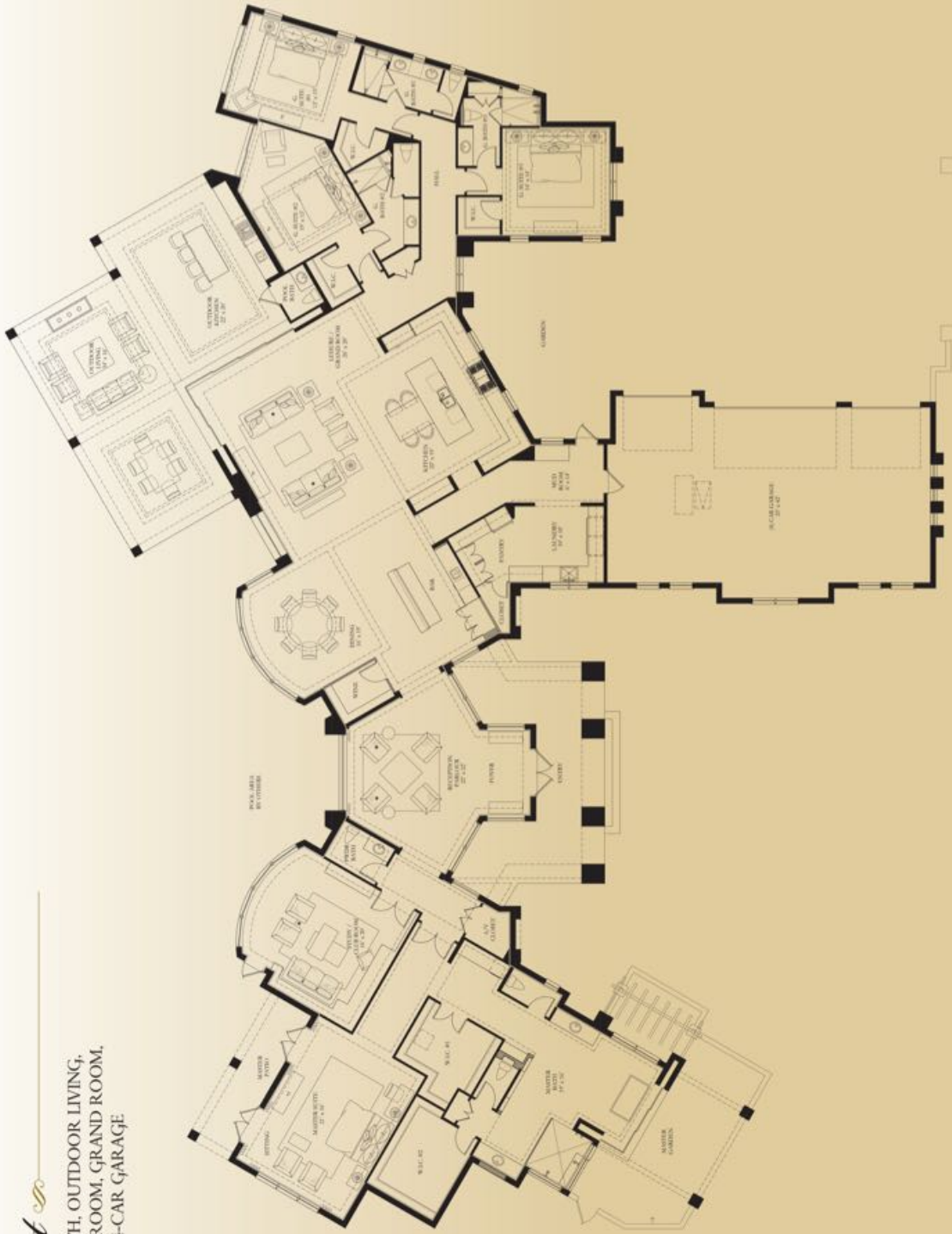
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All features, specifications, plans and decorative items are subject to change without notice. Developer reserves the right, in its sole discretion, to make modifications to the plans, fixtures and specifications.



Oakmont

FOUR BEDROOM, FOUR & TWO 1/2 BATH, OUTDOOR LIVING,
 MASTER PATIO, MASTER GARDEN, CLUB ROOM, GRAND ROOM,
 DINING, RECEPTION PARLOUR, 4-CAR GARAGE



A/C LIVING SPACE	5,524 SQ. FT.
PATIO	135 SQ. FT.
OUTDOOR LIVING	544 SQ. FT.
OUTDOOR KITCHEN	440 SQ. FT.
GARAGE	1,102 SQ. FT.
ENTRY	471 SQ. FT.
TOTAL	8,455 SQ. FT.

This drawing is conceptual only and is for the convenience of reference. It should not be relied upon as representations or warranties of the final plan, location or dimensions of any lot or building area. The drawings are preliminary and subject to change without notice. Developer reserves the right, in its sole discretion, to make modifications to the plans, fixtures and specifications. Buyer participation welcomed. Price, location, 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. Buyer participation welcomed.