

Custom Residences

STANDARD FEATURES

- Designer level hardwood flooring in entry foyer, living room, study, dining room, family room, breakfast nook, kitchen, bedrooms, closets and hallways.
- 9 1/4" premium base and 4 1/4" door casing
- Elegant knob style interior door hardware

A RESTRICTED ACCESS GATED COMMUNITY

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

ATTRACTIVE EXTERIORS

- Dramatic architecture with custom details and accents
- Flat slate concrete roof tile
- Intricate precast trim on front and rear elevations
- Decorative exterior light fixtures
- Custom mahogany front door
- Raised panel impact garage doors with automatic openers
- Concrete paver driveways and walkways
- Gorgeous 700 square foot pool/spa with brick pavers & bubbler fountains
- Lush tropical landscaping with automatic irrigation system

DESIGNER INTERIORS

- 1 3/4" routed profile interior doors
- Impact resistant Andersen windows and French doors that meet current Florida wind codes
- Distinctive ceiling details throughout with T&G and elaborate beam details
- All interior walls and ceilings are light textured, with smooth walls in kitchen, baths and laundry room

KITCHEN

- Gourmet designed kitchen with custom inset door wood cabinetry
- Granite kitchen counters and under mount sink with custom walnut top at the center island
- Sub-Zero/Volff appliance package
- Under cabinet accent lighting
- Kohler plumbing fixtures

MASTER SUITE

- Shaker panel wood cabinetry with his and her vanities
- Granite or marble counters with backsplash and under mount sink in morning bar and baths
- Large tiled walk-in shower and separate luxurious tub
- Kohler 5' soaking tub
- Kohler plumbing fixtures
- Large walk-in custom built-in closet system

GUEST SUITES

- Guest Suites including separate private baths
- Shaker panel wood cabinetry
- Granite or marble counters with backsplash and under mount sinks
- Kohler plumbing fixtures
- Walk-in custom built-in closet system

LAUNDRY

- Whirlpool front loading washer and dryer
- Shaker panel intricate wood cabinetry with granite counters
- Built-in desk with custom shelving and hooks.
- Large laundry sink
- Kohler plumbing fixtures

LOW VOLTAGE & ELECTRICAL

- Control 4 Lighting Control package
- Advanced home wiring package to include CAT5E and RG6 wiring for data, voice and video
- Decora silent rocker light switches
- Recessed lighting
- Interior and exterior decorative lighting
- Landscape lighting
- 2 - 400 AMP service

ENERGY

- R-19 Spray foam insulation
- Sound insulation at bathroom walls
- High Efficiency Carrier HVAC system
- Energy Star appliances
- Energy efficient recirculation hot water heater



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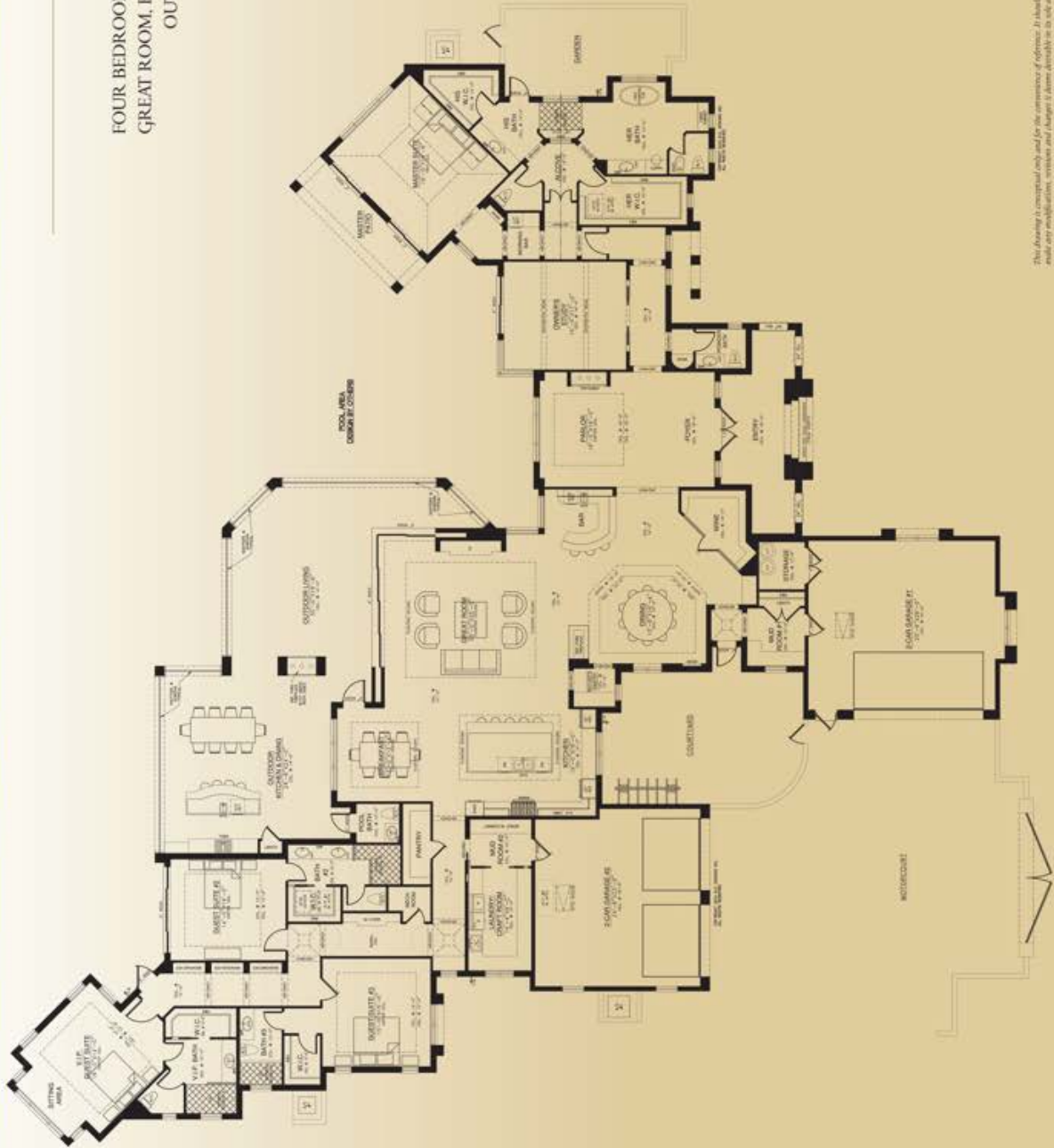
Monroe

FOUR BEDROOM, FOUR & TWO 1/2 BATH, PARLOR, DINING ROOM, GREAT ROOM, BREAKFAST ROOM, STUDY, WINE ROOM, LAUNDRY, OUTDOOR LIVING, 2 TWO-CAR GARAGES



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GREAT ROOM, BREAKFAST ROOM, STUDY, WINE ROOM, LAUNDRY,
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A/C LIVING SPACE.....	6,076 SQ. FT.
MASTER PATIO.....	127 SQ. FT.
OUTDOOR LIVING.....	1,295 SQ. FT.
GARAGES.....	1,313 SQ. FT.
ENTRY.....	294 SQ. FT.
TOTAL.....	9,105 SQ. FT.
GARDEN.....	293 SQ. FT.
COURTYARD.....	514 SQ. FT.

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