

Amenities and Features

COMMUNITY AMENITIES

- Lush landscaping and charming lighted grounds
- Picnic area and 200' fishing pier over the Indian River
- Beautiful community lakes & water features
- Professionally decorated, expansive 3,700 s.f. clubhouse
- Catering kitchen for private parties with bar seating
- 1,225 s.f. club room with cable TV, pool table, sitting area and game tables
- 24-hour fitness center with state-of-the-art equipment and cable TV
- Large covered porch with Outdoor Summer Kitchen
- Beautiful pool and spacious sundeck with rock waterfall

ELEGANT INTERIOR DESIGN FEATURES

- Open flow design for living & entertaining
- Oversized impact-resistant glass doors open to spacious balconies with breathtaking views of the Intracoastal waterway
- 18"x18" stone or marble flooring in foyer, living, kitchen, nook, baths and laundry room with sound suppressant underlayment
- 6"x6" ceramic tile to ceiling in showers
- Smooth finish drywall on walls & ceiling
- Custom 3-1/4" wood door trim with custom wood window sills and decorative 5-1/2" wood baseboards
- Solid core interior doors
- Plush designer stain-resistant wall-to-wall carpeting in bedrooms
- Brushed nickel interior door hardware
- Moen® fixtures in brushed nickel finish
- Swing closet doors
- Ventilated shelving in master bedroom closets
- Bidet in master bath
- 50-gallon quick-recovery electric water heater
- Rocker-style electrical switches
- Laundry room includes full-size washer/dryer and utility sink
- All units equipped with smoke detectors and pre-wired for telephone/cable/high-speed internet & ceiling fans
- Cat5 & RG6 structured wiring system capable of handling multi-line phones

KITCHEN DETAILS

- Designer granite tops with wood cabinets featuring dovetailed drawers
- Spacious kitchen with upscale, stainless steel, built-in KitchenAid® & Dacor® appliances:
 - 25.3 cu.ft. 42" side-by-side Architect® Series in-door ice & water dispensing refrigerator
 - ENERGY STAR® Architect® S Series™ 5-cycle dishwasher
 - 30" black graphite, ceramic glass top Millennia™ cooktop with residual heat indicators
 - 30" sleek, low-profile Pure Convection™ electric self-cleaning standard-bake Millennia™ single wall oven
 - 1.5 cu.ft. 900-watt convection microwave
- Garbage disposal
- Recessed lighting per plan

QUALITY CONSTRUCTION FEATURES

- Steel-reinforced concrete block construction & roof system that meets new 130 mph wind hurricane code
- Steel-reinforced concrete foundations on pilings
- Each residence separated by 8" concrete block party walls & 6-1/2" post-tension concrete floors on 2nd, 3rd & 4th levels for superior sound insulation
- Termite soil pre-treatment under slab plus Six-Mil Visqueen® Vapor Barrier
- Engineered roof truss system with hurricane straps
- Water-resistant sealant on all window & door openings and along foundation perimeter
- Energy efficient R-19 foam exterior walls and interior sound proofing
- Exterior doors are fiberglass & stainless-hinged to prevent corrosion
- Stylish, impact-resistant windows & sliding doors for protection against hurricane force winds, flying debris, noise reduction & UV protection
- Automatic fire sprinkler system
- Decorative lights at garage and entry
- Hurricane-rated garage doors with automatic door openers

RESIDENTIAL PARKING & STORAGE

- 6-unit Penthouse – 3-car private garage
- 6-unit Standard – 2-car private garage
- 12-unit Standard – enclosed secure parking on ground floor
- 6-unit buildings provide 182-205 cu.ft. private storage locker area (per unit)

EXTERIOR FEATURES

- Flat white concrete tile roof
- Architecturally designed exterior elevations
- Designer exterior paint color schemes
- Textured stucco exterior with smooth finish banding
- Covered patio (per plan)
- Ceiling fan pre-wire on balconies
- Front & rear gutters and weather-proof electrical outlets located on balconies
- Fiberglass exterior doors with stainless steel hardware



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All specifications and features as shown are approximate and subject to change without notice. The developer reserves the right to modify the community, interior & exterior features without prior notice. Please request the most recent information from the developer's representative.