

**The Cornelia "B"- 1 Story 2382 sf – 3 Bed / Bonus Room /3 Bath / 2 Car  
\$336,117 Avail – Fall '13 / Homesite 208 / Andreas Avenue**



This beautiful one story will surely please with a spacious bonus loft upstairs with it's own full bath, 8' interior doors, an oversized owner's suite closet, laundry tub pre-plumb, attic storage above the garage, and an expansive lanai. Design options feature stainless steel appliances, 42" Maple Espresso cabinets in the kitchen, 18x18 tile throughout the main living spaces, pre-wired surround sound, and much more!

**The Pearlman A -1 Story 2261 sf – 3 Bed/Study/ Dining/Retreat/2 Bath/ 2 Car  
\$325,791 Avail –Fall '13 / Homesite 189 / Andreas Avenue**



This well appointed home will offer structural options such as 8' floor interior doors, an extended covered lanai, rain shower head in the owner's suite super shower, attic storage above the garage, and radiant barrier! Design features include stainless steel appliances, 42" Cherry cabinets in the kitchen with beautiful venetian gold granite countertops, granite in your owner's suite bathroom, tile in a pattern throughout the living areas, hardwood floors in the study, plasma package for TV's, and much more!

**The Calypso "C" -1 Story 2831 sf –3 Bed / Bonus Room /Study/ 3 Bath/2 Car  
\$370,252 Avail –Fall '13 / Homesite 157 / Andreas Avenue**



This amazing home features structural options such as a bonus loft area upstairs with a full bath, 8' interior doors, gourmet kitchen layout, radiant barrier, laundry tub pre-plumb, storage at trusses, study with French doors, and a super shower with a rain shower head! Design features include stainless steel appliances with designer hood, 42" Cherry cabinets with crown molding, granite in your kitchen and owner's suite bath, tile throughout the first floor living space, hardwood floors in the study, and much more!

**The Sunburst "B" - 2 Story 2803 sf - 4 Bed / 3.5 Bath / 2 Car  
\$341,941 Avail – Fall '13 / Homesite 163 / 10515 Warlow Creek St**



The Sunburst is a stunning 2 story home with the owner's suite down and 3 bedrooms with a retreat area upstairs. Located on a corner homesite, this home is showcasing 8' interior doors, lovely extended lanai, 128' extra storage accessible from upstairs retreat, super walk-in shower w/ rain shower, and laundry tub pre-plumb. Design selections feature stainless steel appliances, beautiful 42" Maple Espresso cabinets in the kitchen, Silestone countertops in the kitchen, granite countertops in the owner's suite bath, tile throughout the downstairs living areas, hardwood floors in study, TV Plasma pkg, surround sound prewire, and much more!

**The Snelling A - 1 Story 2714 sf – 4 Bed / Study / Dining /3.5 Bath / 2+ Car  
\$419,023 Avail – Fall '13 /Homesite 107-Preserve/ Warlow Creek St**



This beautiful one story home will surely please with 8' Interior Doors, Pool Bath, Laundry Tub pre-plumb, Gourmet kitchen layout & an Expansive Extended Lanai. Design Features include Stainless steel appliances, 42" Cherry cabinets with Crown Molding, Venetian Gold Granite countertops, 18X18 Tiles with a beautiful pattern throughout the first floor, hardwood floors in the Study, pre-wire for surround sound, and much more!

**The Sparrow A - 1 Story 3535 sf – 4 Bed/Study/Dining/4 Bath / Bonus Rm / 2+ Car  
\$464,860 Avail –Fall '13 / Homesite 114 – Pond View / Andreas Avenue**



The Sparrow is a stunning home located on pond view conservation homesite. This well appointed home will offer an oversized bonus room with a 4<sup>th</sup> bedroom and full bathroom upstairs, 10' ceilings, storage at the trusses, radiant barrier, 8' 1st floor interior doors, an extended covered lanai, bay window in Owner's Retreat, Pool Bath, gourmet kitchen layout, and stainless steel GE appliances. Design features include 42" Maple Espresso cabinets, tile throughout the living spaces, hardwood floor in the study, upgraded backsplash in the kitchen. pre-wire for surround and plasma TV's. & much more!

**The Timberlark B 2 Story 3321 sf –4 Bed/Retreat/Study/Dining/3.5 Bath/2+ Car  
\$444,220 Avail –Fall '13 / Homesite 109 Preserve / Warlow Creek St**



Situated on a private conservation homesite, this amazing home will offer 8' Interior Doors, extended Lanai w/ Pool Bath, Stone on the columns of the conservation, Radiant Barrier roof, Laundry tub pre-plumb. Storage at trusses, Gourmet kitchen layout, Enclosed Study, Super shower. !

**The Snelling B - 1 Story 2714 sf – 4 Bed / Study / Dining /3.5 Bath / 2+ Car  
\$385,805 Avail – Fall '13 /Homesite 110-Preserve/ Warlow Creek St**



The Snelling offers an open floor plan all on one story with 8' Interior Doors, Pool Bath, Laundry Tub pre-plumb, gourmet kitchen layout, and an Expansive Extended Lanai. \*Design Selections TBD

**\$5,000 Incentive and \$5,000 towards closing costs!  
For more information, call (407.259.1182)**