



### ***Community Features***

- ◆ Master planned community with gated entrance
- ◆ Waterfront & oversized home sites
- ◆ Private roads with streetlights
- ◆ Reserved parking for all units
- ◆ Guest parking
- ◆ Underground utilities
- ◆ Club Malibu – Swimming Pool, Workout room, his and hers cabana baths & Great Room

### ***Exterior Features***

- ◆ Prestigious double roll “S” tile roofs
- ◆ Durable construction, with concrete block on all exterior walls
- ◆ Vapor-proofed, steel reinforced, monolithic concrete foundations with termite protection
- ◆ 6” Reinforced poured concrete slab & 2<sup>nd</sup> floor slab
- ◆ Hurricane panels or Impact glass protecting all windows & sliding glass doors
- ◆ White framed screen aluminum windows with tinted glass for energy efficiency
- ◆ Professionally designed landscape packages with fully sodded common areas.
- ◆ Private walkway and entrance to each unit
- ◆ Automatic sprinkler system throughout community
- ◆ 10-Year Home Owners Warranty

### ***Bathroom Features***

- ◆ Cultured marble vanity tops in master & 2<sup>nd</sup> Bath
- ◆ Quality, custom crafted European designer cabinets
- ◆ Moen faucets & fixtures

### ***Interior Features***

- ◆ Exciting floor plans designed with you in mind
- ◆ Designer ceramic tile at foyer, kitchen & all bathrooms
- ◆ Plush carpeting in a wide selection of colors
- ◆ Elegant casing & baseboard
- ◆ Linen closet in selected models
- ◆ Smoke detectors in every bedroom for your protection
- ◆ Vinyl clad ventilated closet shelving
- ◆ Marble windowsills
- ◆ High-energy efficiency central air conditioning
- ◆ Washer & dryer hook-ups
- ◆ Track lighting in selected areas
- ◆ Pre-wired for phone in kitchen & all bedrooms
- ◆ Pre-wired for cable in great room & all bedrooms

### ***Kitchen Features***

#### ***White-on-White exclusive energy efficient Whirlpool appliance package:***

- ◆ 18 Cu. Ft. refrigerator
- ◆ 30” Automatic cycle dishwasher
- ◆ Range
- ◆ Over-the-range exhaust hood
- ◆ Continuous feed garbage disposal
- ◆ Designer cabinetry with innovative storage layouts
- ◆ Storage pantry (as per plan)
- ◆ Single bowl stainless steel sink with single-lever faucet

#### **August 2003**

**In an ongoing commitment to continuous improvement and customer satisfaction, Pride Homes By Garco LLC reserves the right to modify the feature list at their sole discretion.**

**Oral representation cannot be relied upon as correctly stating representations of the Developer. For correct representation make reference to this Brochure and to the Documents required by section 718.503 Florida Status, to be furnished by a Developer to a Buyer or Lessee.**