

Luxury Features

COMMUNITY FEATURES:

- Built within Pembroke Shores, a guard gated, planned community of tropical lakes and parks
- Minimum lot size 80' x 115'
- Minutes from shopping, entertainment and recreational facilities
- Convenient location with easy access to all major highways
- Four-foot sidewalks throughout Pembroke Shores

OUTSIDE YOUR HOME:

- Mediterranean-style S-tile roofs
- Brick paver driveway, walkway and front entry
- Hurricane protection shutters
- Second floor steel and concrete (per plan)
- Raised covered entry with eight-foot doors
- Automatic sprinkler system with a pump and timer using water from a well or lake for the entire yard w/rust inhibitor system (per lot)
- Tropical landscaping and fully sodded home site
- 2 and 3 car garages with decorative raised panels (per plan)
- Reinforced garage doors pre-wired for automatic door openers (per plan)
- White electrostatic-plated aluminum window frames with screening
- Steel reinforced concrete foundations
- Vented stucco soffits
- Weatherproof GFI electrical outlets (per plan)
- Termite treated foundation
- Hose bibs conveniently located
- Sherwin-Williams interior & exterior paint
- Personal mailboxes
- Doorbell
- Decorative coach lights on garage
- Street lights
- Ten year structural warranty

INSIDE YOUR HOME:

- 16" x 16" ceramic tile floors in the foyer, laundry room, kitchen, breakfast area and family room (per plan)
- Plush wall-to-wall carpeting
- Alarm system
- Spacious linen closets (per plan)
- GE full size washer & dryer
- Eight-foot sliding glass doors
- High efficiency central air conditioning and heating system
- Air-conditioned walk-in closets, baths & laundry room (per plan)
- Knockdown textured ceilings
- Rounded wall corners in living area
- Coffered ceilings (per plan)
- Custom lighting detail including hi-hats and fixtures (per plan)
- Rocker-style electrical switches
- Ceiling fan pre-wire in family room & all bedrooms
- Cable TV pre-wire in family room & all bedrooms
- Telephone pre-wire in kitchen & all bedrooms
- Mirrored closet doors in master bedroom
- Colonial-style wood door trim
- Colonial-style wood baseboards
- Colonialist-style bi-fold closet doors
- Marble window sills throughout home
- Energy efficient R-30 ceiling insulation
- 50 gallon quick recovery hot water heater
- Copper plumbing supply lines

INSIDE YOUR KITCHEN:

- GE designer appliance package including:
 - 22 cu. ft. side by side refrigerator with ice and water in the door
 - Built-in oven and microwave
 - Drop-in ceramic radiant cooktop range
 - Multi-cycle dishwasher
- European-style cabinetry with 42" upper cabinets
- Tile-out sponge drawer
- Convenient bottom roll-out shelves
- Easy-care mica countertops 6" backsplash and beveled edge
- 50"/50" white sink with disposal and faucet sprayer
- Walk-in pantry for added storage (per plan)
- Built-in breakfast bar (per plan)
- Hi-hat lighting detail

INSIDE YOUR BATHS:

- Luxurious cultured marble Roman tub in master bath with glass block (per plan)
- Clear glass enclosed shower in master bath (per plan)
- Ceramic tile in wet areas
- Ceramic bath accessories
- Elongated water closets
- Cultured marble countertop and sinks
- Bullnose countertops in master bath
- European-style cabinetry
- Oversized bathroom mirrors and designer medicine cabinets
- Designer lighting details

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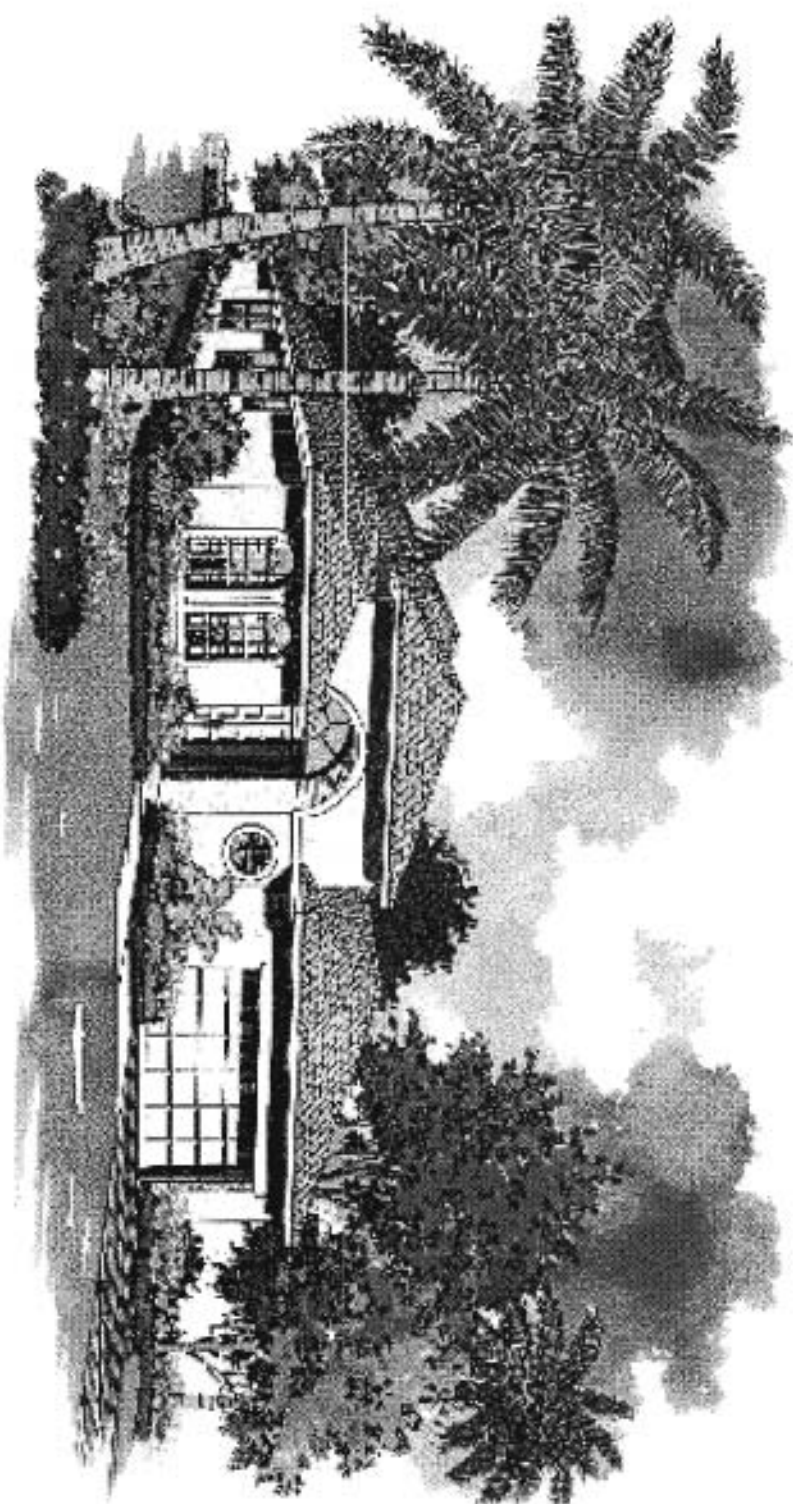
H O M E S

Designed for Living. Built for Life.

In our continuing effort to improve our community, all options are reserved to enable specifications without notice. All features are "per plan" and are subject to change without notice.

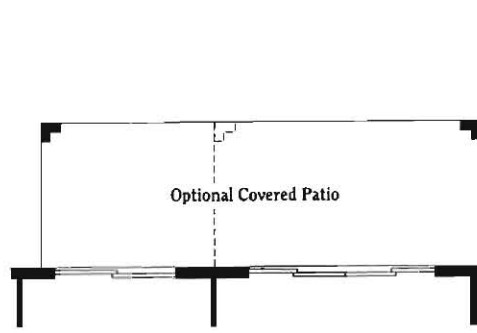


The *Eshton*
3 Bedroom, 2 Bath, Family Room, 2-Car Garage

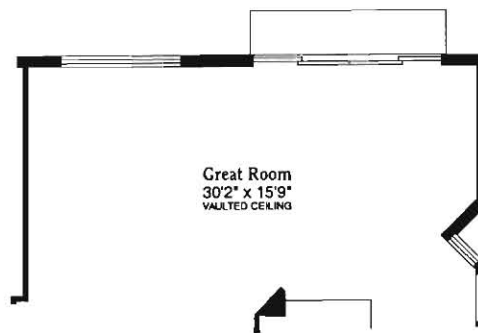


The *Estates*
OF PEMBROKE SHORES

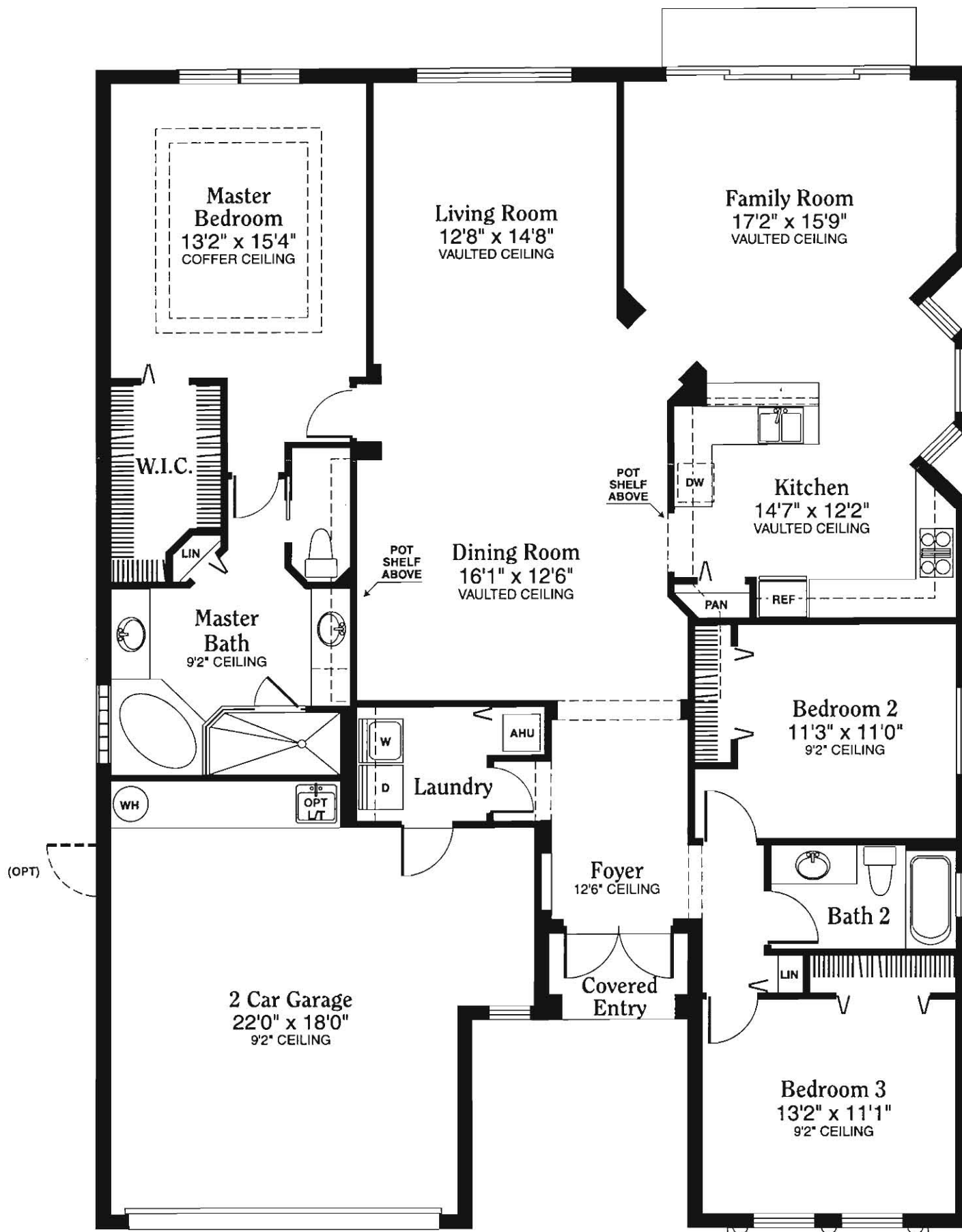
The Ashton



~Optional Covered Patio~



~Optional Great Room~



3 Bedroom, 2 Bath, Family Room & 2 Car Garage

Living Area A/C	2,075 sq.ft.
Garage	468 sq.ft.
Entry	32 sq.ft.
Total	2,575 sq.ft.