

# 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:

- 15 x 30 Pool with cobblestone paver deck and white aluminum fence
- Mediterranean-style S-tile roofs
- Estate style brick paver driveway, walkway and front entry
- Hurricane protection shutters
- Second floor steel and concrete (per plan)
- Raised covered entry with eight-foot doors and polished brass handles
- Automatic sprinkler system with a pump and timer using water from a well 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)
- Steel 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 G.F.I. 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)
- Whirlpool full size washer & dryer
- Eight-foot sliding glass doors
- High efficiency central air conditioning and heating system
- Air-conditioned walk-in closets with fluorescent lighting & laundry room (per plan)
- Knockdown textured walls and ceilings
- Rounded wall corners in living area
- Coffered ceilings (per plan)
- Custom lighting detail including hi-hats and breakfast fixture (per plan)
- Rocker-style electrical switches
- Ceiling fan pre-wire in family room and all bedrooms
- CRG-6 quad shield cable TV wiring in family room and all bedrooms
- CAT5 telephone pre-wire in kitchen and all bedrooms
- Mirrored closet doors in master bedroom
- Colonial-style panel doors with polished brass hardware
- Colonial-style wood door trim
- Colonial-style wood baseboards
- Colonial-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:

- Whirlpool 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
- Tilt-out sponge drawer at sink
- Convenient roll-out shelf on bottom cabinet
- Easy-care mica countertops with 6" backsplash and beveled edge
- 50/50 white sink with disposal and faucet sprayer
- Spacious pantry for added storage
- 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 in choice of white or chrome
- Ceramic tile in wet areas
- Ceramic bath accessories
- Moen faucets
- Elongated water closets
- Cultured marble countertop with integrated sinks
- Bullnose countertops in master bath
- European-style cabinetry
- Oversized bathroom mirrors and designer medicine cabinets
- Designer lighting details

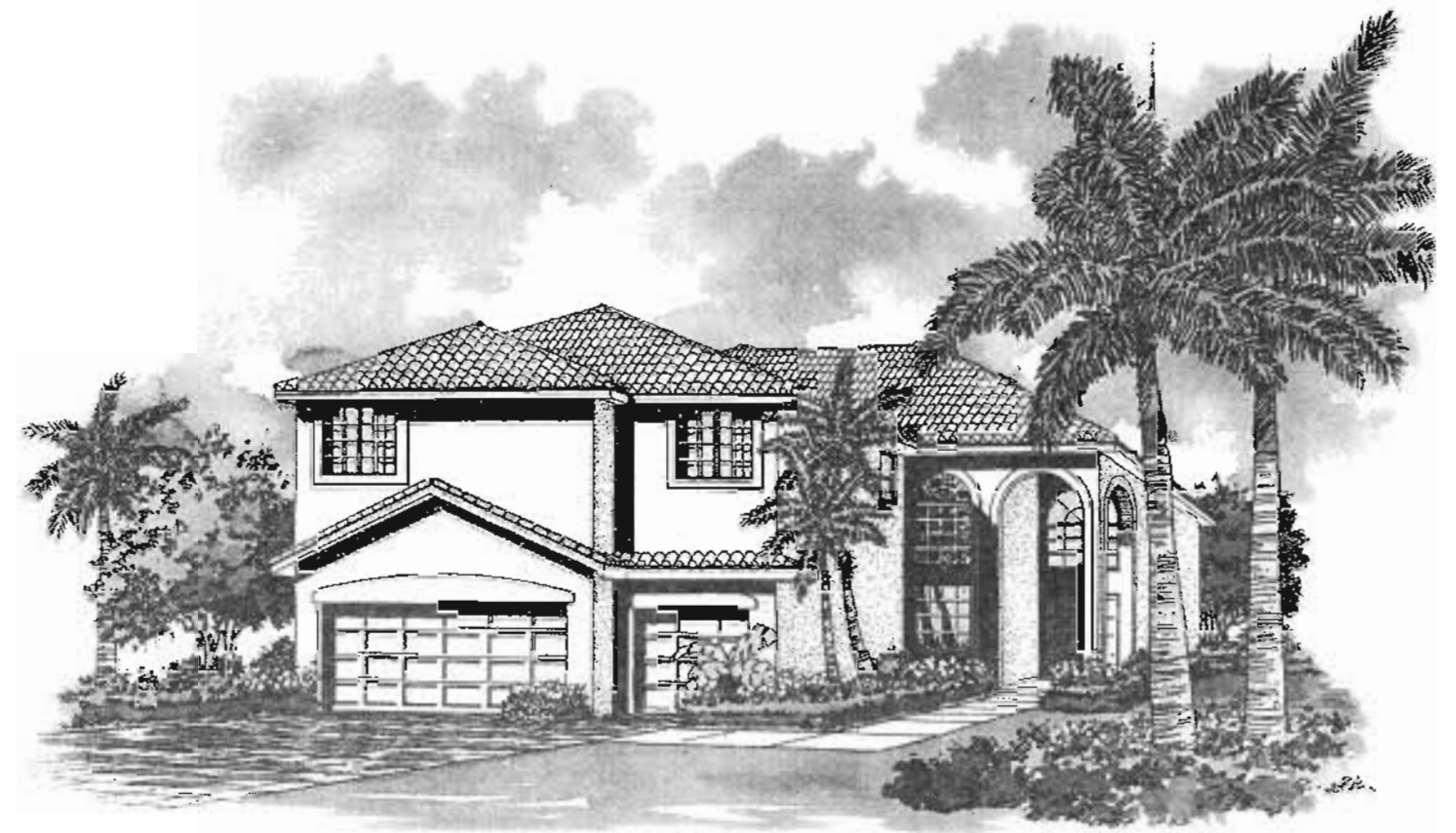
In our continuing efforts to improve our community, all rights are reserved to revise specifications without notice. All features are "per plan" and are subject to change without notice.

**CENTERLINE**  
DESIGNERS  
*Designed for Living. Built for Life.*



# The Hartford

5 Bedroom, 3 1/2 Bath, Family Room, 3-Car Garage



The **Estates**  
OF PEMBROKE SHORES

# The Hartford

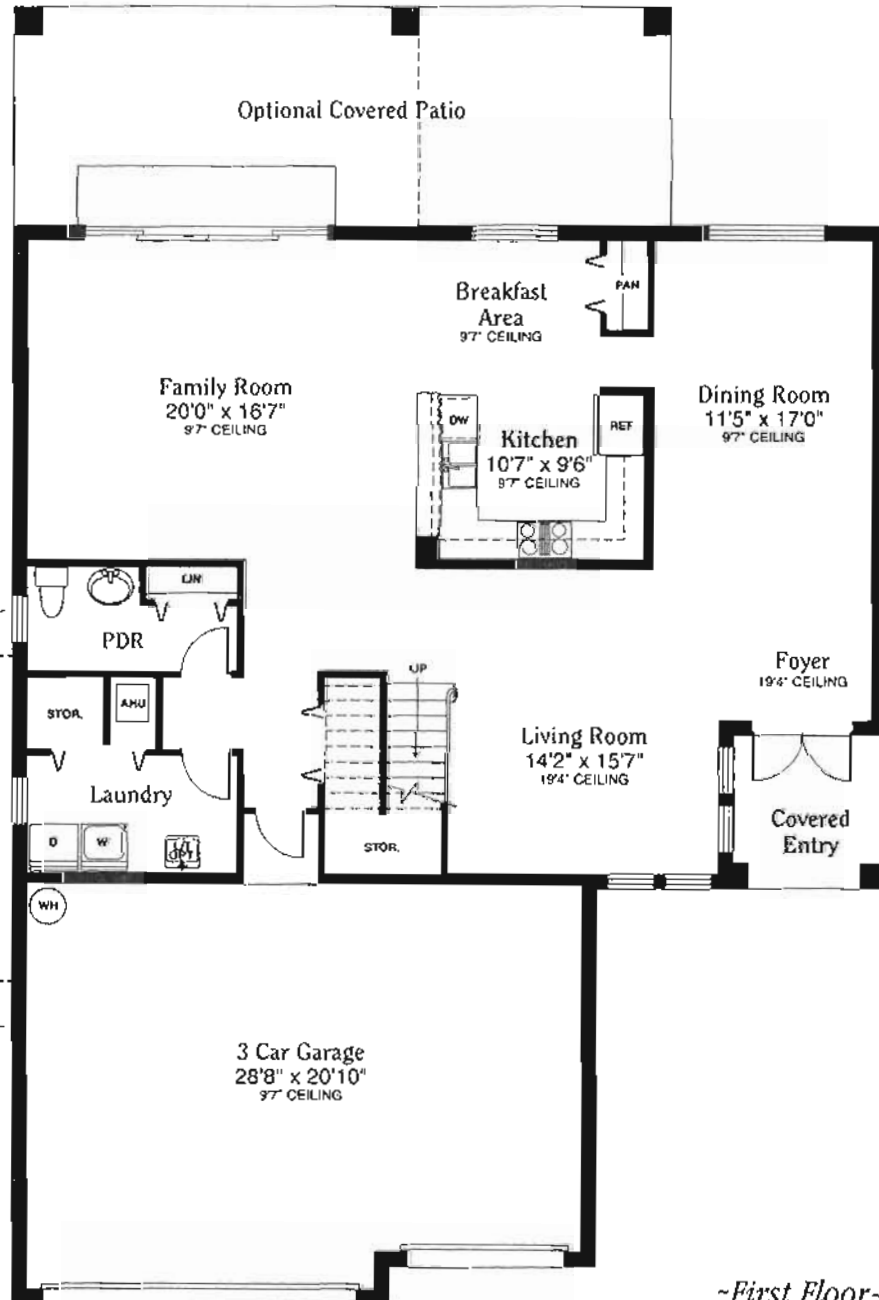


~Optional Balcony~

~Optional Sitting Area~

~Optional Loft~

~Second Floor~



~First Floor~

5 Bedroom, 3 1/2 Bath, Family Room & 3-Car Garage

1st Floor	
Living Area A/C	1,523 sq. ft.
Garage	626 sq. ft.
Entry	50 sq. ft.
2nd Floor	
Living Area A/C	1,784 sq. ft.
<b>Total</b>	<b>3,983 sq. ft.</b>

